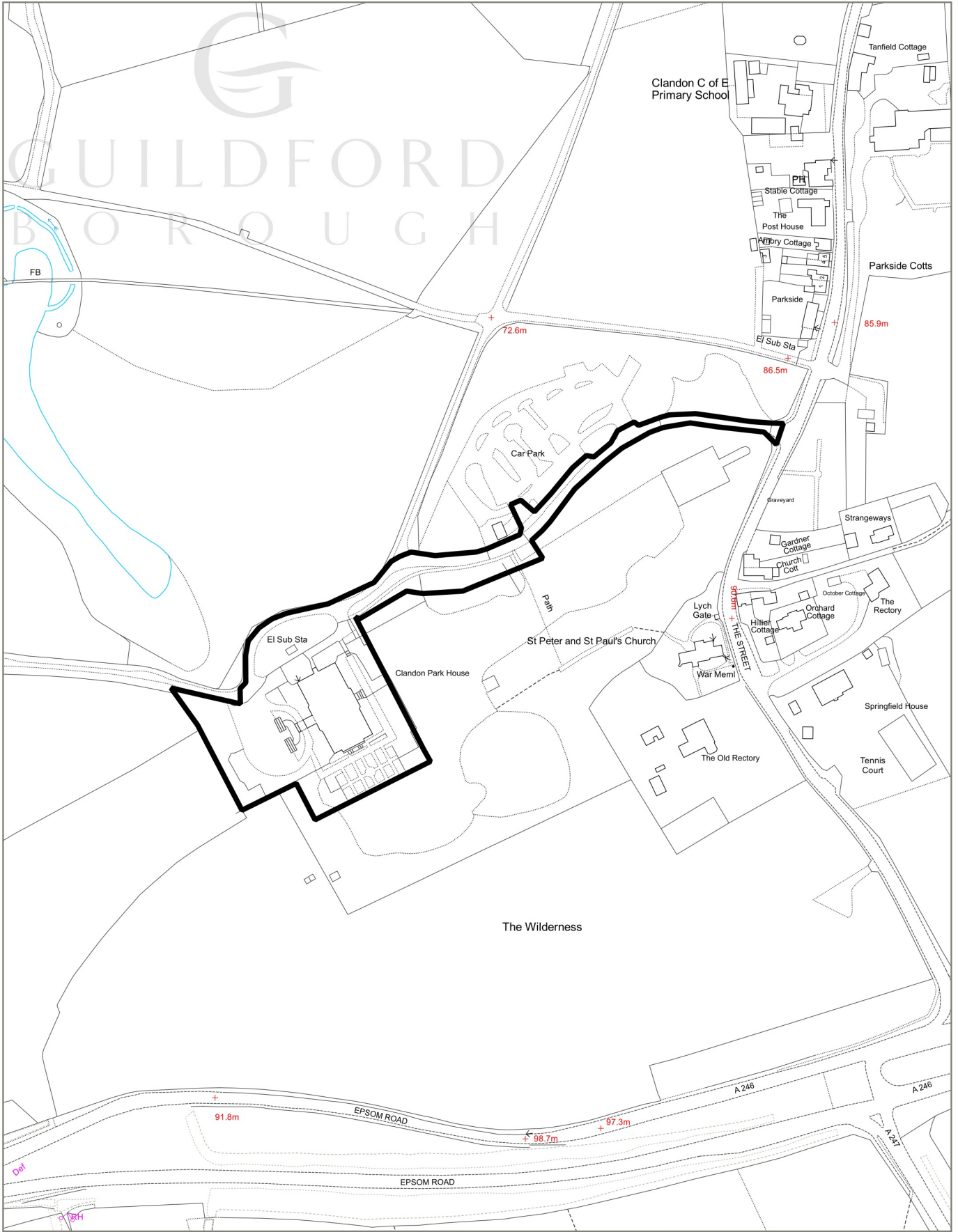


24/P/01681 - Clandon Park (national Trust). West Clandon. Guildford



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Not to Scale



GUILDFORD
BOROUGH

24/P/01681 – Clandon Park (National Trust), West Clandon, Guildford



Not to scale



App No: 24/P/01681

13 Wk 17/02/2025
Deadline:

Appn Type: Full Application

Case Officer: Becky Souter

Parish: West Clandon

Agent: Kelly Ryder

The Planning Lab

Somerset House

South Wing

London

WC2R 1LA

Ward: Clandon & Horsley

Applicant: C/O Agent

National Trust

WC2R 1LA

Location: Clandon Park (National Trust). West Clandon. Guildford, GU4 7RQ

Proposal: Planning permission for external alterations to include new roof with terrace, perimeter balustrade, roof enclosures for stairs, lift access plus accessible WCs and refreshments. Refurbished and replacement windows throughout. New accessible lift access. Air source heat pumps and enclosure, adaptation of substation and other plant equipment and associated trenching. Accessible parking spaces, electrical vehicle charging, and cycle parking, amendment of wall between North Court and West Forecourt and creation of new accessible footpath, lighting, railing, resurfacing, tree works and new planting, and other works.

Reason for referral to the Planning Committee

This application has been referred to the Planning Committee as more than 20 letters of representation have been received which are contrary to the officer recommendation.

RECOMMENDATION:

Planning permission should be **GRANTED**, subject to:

(i) Referral to the Secretary of State;

(ii) The conditions and informatives set out in Appendix 1;

(iii) A s.106 agreement being entered into which secures:

- the provision of bio-diversity net gain in accordance with the proposed scheme and securing its management; and
- a sum for the monitoring of the Travel Plan.

If the terms of the s.106 or wording of the planning conditions need to be amended as part of ongoing s.106 or planning condition(s) negotiations, any changes are delegated to the Joint Assistant Director of Planning.

(iv) That upon completion of the above, the application be determined by the Joint Assistant Director of Planning. The recommendation is to approve planning permission, subject to conditions.

(v) If, after 12 months has elapsed since the resolution of the Planning Committee to grant planning permission, the s.106 agreement is not completed then the Joint Assistant Director of Planning may refuse the application on the basis that the necessary mitigations to offset the impact of the development cannot be secured.

Officer's Report

Site description

Clandon Park is a historic country house estate comprised of 220 hectares between Guildford and West Clandon in Surrey. The building is a Grade I Listed structure and lies within the West Clandon Conservation Area. The wider area that comprises Clandon Park is a Registered Park and Garden. The site is located within the Green Belt.

The Mansion House itself is located approximately 230 metres from The Street. Access is via a tree lined road which also serves the garden centre which is located to the west of the site. There is a large car park for approximately 150 spaces between the Mansion and the access, however, this is mostly outside of the red line boundary.

The National Trust own only a small part of the overall estate which is approximately 220 hectares in area. The wider estate contains a number of other heritage assets including:

- Grade II listed Grotto located to the south of the Mansion;
- Grade II listed Māori meeting house (Hinemihi);
- Grade II listed temple to the north of Clandon House;
- Grade II listed dovecote within the grounds of Temple Court;
- Grade II listed barn to the rear of Temple Court; and
- Grade II* listed lodges and gates in the south-west corner of the estate.

There are also a number of listed buildings in the wider area but outside of the estate. The most notable being the Grade II* listed Church of St Peter and St Paul which is located close to the entrance of the estate on The Street.

The wider estate contains a dwelling and barns which is known as Temple Court. This property is located approximately 450metres to the west of the Mansion. There is also a commercial garden centre approximately 370metres to the west, between the Mansion and Temple Court.

The wider surrounding area outside of the estate is mixed use in character. There is residential ribbon development on both sides of The Street which runs through West Clandon. There are also a number of public houses, a school and a village hall within close proximity.

Proposal

This planning application seeks permission for external alterations to include a new roof with terrace, perimeter balustrade, roof enclosures for stairs, lift access plus accessible WCs and refreshments. Refurbished and replacement windows are proposed throughout together with a new accessible lift access, air source heat pumps and enclosure, adaptation of the substation and other plant equipment and associated trenching.

Accessible parking spaces, electrical vehicle charging, and cycle parking are also proposed together with amendments to the wall between North Court and West Forecourt and creation of new accessible footpath, lighting, railing, resurfacing, tree works and new planting, and other works.

Background:

It is noted that two separate applications have been submitted for the proposed works to the Mansion House. These are this planning application for the works which need planning permission and the associated listed building consent (24/P/01682) for the works which need listed building consent. Both applications are the subject of this Planning Committee agenda. It is noted that some of the works proposed as part of this planning application will also be included within the listed building application (i.e. the roof additions, refurbished and replacement windows etc) but other elements of the proposal will only need planning permission and not listed building consent (i.e. the parking facilities, new footpath etc).

The report below will assess the acceptability of the various elements of the scheme which need planning permission. It is noted that the internal works to the building are not included here as these do not require planning permission, only listed building consent.

Description of the proposals for planning permission:

As noted in the formal description of development above, this application for planning permission consists of the following main elements:

- provision of a new roof on the Mansion which will be accessible to visitors to the Mansion. The roof will include two new structures which will house a staircase, lift (and its overrun), refreshment kiosk and WCs, as well as three rooflights, seating areas and landscaping.
- the refurbishment and replacement of windows throughout the building.
- a new external platform lift which will be situated in an existing external staircase. The platform lift will provide access from the basement to the gardens at ground floor level.
- a number of air source heat pumps which will sit in a new enclosure also containing the substation for the grounds. This equipment will be screened from view by way of a timber screen.
- the formal marking out of accessible and EV charging bays within the existing car park. The provision of cycle parking for staff and visitors.
- the provision of a new footpath which will link the existing car park to the North and West Courts. This will involve the demolition of a small section of wall which separates the North and West Courts, as well as improvements to the layout and hard and soft landscaping in these areas.
- the proposals also include other general improvements such as lighting, railings, resurfacing of hard surfaces and landscaping works.

Relevant planning history

Reference:	Description:	Decision Summary:	Appeal:
24/P/01682	Listed building consent for external alterations to include restoration of external façades; and	Reported elsewhere on	N/A

new roof with terrace. New perimeter balustrade and roof enclosures. Refurbishment and replacement of windows and doors. New accessible external platform lift including associated adaptation of fabric. Creation of internal circulation at ground and first floor. Repairs and reinstatement of stairs and new lift core. Reinstatement of panelling and repair to ceiling of Speakers' Parlour. Alterations to the basement to accommodate the café, WCs and other associated public amenities and back of house facilities. Provision of new services, including heating and lighting throughout building. Other conservation and structural works to house. Amendment of wall between North Court and West Forecourt.

24/P/01166	Listed Building Consent for the Internal and external conservation works and structural repairs to the north end of the house (Conservation Package 3)	Approve 08/11/2024	N/A
24/P/00668	Listed Building Consent for conservation works and structural repairs to the southeast and southwest corners, the west porch, porte cochere, chimneys and balustrades of the mansion house.	Approve 25/06/2024	N/A
23/P/00710	Installation of 1 x Wernick Events 3+4 unit providing on site visitor toilet facilities, a separate disabled access toilet cabin, a storage container for the accessibility buggy and a storage container for the gardener for a temporary 3 year period	Approve 19/06/2023	N/A
23/P/00501	Erection of 17 temporary outbuildings	Approve 08/06/2023	N/A

Consultations

It is important to note that Officers have provided a summary of the main points raised by the relevant consultees below. Some of the key consultation responses are appended to the listed building report (24/P/01682) (including the views of the Council's Conservation Officer). The Conservation Officer's comments on this application are also appended to this report. However, it is noted that all responses have been taken into account and can be read in full on the Council's planning portal.

Statutory consultees

Surrey County Council Archaeology: No objections raised

County Highway Authority: No objections raised subject to a legal agreement securing a contribution towards travel plan auditing and standard conditions and informatives.

Historic England: Historic England (HE) have provided a combined response to both this planning application and the associated listed building consent. Historic England has no objection to the applications on heritage grounds as they would secure the preservation of Clandon's remaining significance and would enable it to be re-opened to the public as a new, sustainable and viable visitor attraction. HE considers that the National Trust's proposal for the repair and re-presentation of Clandon Park is one of various possible appropriate responses to securing the future of this important building after the devastation of the 2015 fire. The proposed scheme is a thoughtful response to the fire-damaged house. However, providing access to the roof would detract from some of the architectural qualities of the exterior, causing some harm to the significance of the house. HE welcome the efforts made by the National Trust's design team to reduce this harm, both through recent refinements to design and by re-positioning the projections towards the centre of the roof. The benefits of restoring the exterior of the house, enabling inclusive visitor access to all parts of the building; and providing an engaging interpretative and events strategy would, in HE's view, outweigh the low level of harm required to realise them. However, HE note that it will be the Local Planning Authority's role to weigh all public benefits associated with the scheme against the harm caused. HE's comments can be read in full in Appendix 2 of application 24/P/01682 which is also on this agenda.

Lead Local Flood Authority: No objections raised, subject to standard conditions and informatives.

The Georgian Group: The Georgian Group have provided a combined response to both this planning application and the associated listed building consent. The Georgian Group raise an objection to the proposal. The following comments are noted:

- the proposals would cause a high level of less than substantial harm to the Grade I listed Clandon Park House and the Grade II Clandon Park Registered Park and Garden (RPG).
- additional harm would be inflicted on the group value of the associated structures within the landscape by the alterations to the house. The West Clandon Conservation Area and the setting of the grade II listed Temple would also be harmed.
- the harm stems from - the visual impact that the projections associated with the proposed roof terrace and structures would have on the appreciation of Giacomo Leoni's design for Clandon and its relationship with the surrounding landscape.
- the proposed alteration of doorways, room proportions, and walls resulting in the loss of historic fabric and hindering visitors' understanding of the building.
- the principle of reversibility not being upheld
- the Group disagrees with the purported heritage and public benefits set out within the documentation supplied. Their assessment is that the cumulative impact of the proposals would cause a high level of harm to the building and its registered landscape setting, harm which would not be outweighed by the proposed public benefits. The decision maker must give the greatest weight to any harm caused to heritage assets.
- the proposals fail to preserve or enhance the architectural and historic interest of

Clandon Park House and its setting and the Clandon Park RPG. Both applications are therefore not compliant with the Guildford Local Plan, the NPPF and the Planning (Listed Buildings and Conservation Area) Act 1990.

- it is noted that the local authority has no legal obligation to consider the application on the basis of the applicant's stated post-fire significance. Planning legislation and national planning policy places responsibility on the decision maker to have special regard to the desirability of preserving or enhancing the significance of heritage assets.
- there are opportunities to preserve elements of the post-fire condition here, however the local authority should not fail in its duty to have regard to opportunities which would enhance the significance of the building. Enhancement would come in the form of reinstating elements that were integral to the pre-fire significance of Clandon Park House.
- the applications do not explain why the scope of the development is limited to the significance of the house in its current condition, rather than its pre-fire state. In complying with its statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990 (which we refer to below) Guildford Borough Council should satisfy itself that there are no other viable schemes that could result in less harmful impacts.
- the Georgian Group objects to the applications for Listed Building Consent and Planning Permission and recommends the refusal of both applications.
- the scheme would cause a high level of less than substantial harm to the exceptional architectural and historic interest of Clandon Park House as a Grade I listed heritage asset.
- this harm relates to the provision of a roof terrace and the associated structures required for this use and their visibility.
- the roof terrace and the visibility of the projections causing a high level of less than substantial harm to the significance of the Clandon Park registered park and garden. Views are integral to understanding the design intentions of 'Capability' Brown who emphasised the prominence and standing of the house within its environs.

The Georgian Group's comments can be read in full in Appendix 2 of application 24/P/01682 which is also on this agenda.

The Society for the Protection of Ancient Buildings: The Society for the Protection of Ancient Buildings (SPAB) have provided a combined response to both this planning application and the associated listed building consent. SPAB confirm that they support the proposals. The Society note that they are familiar with the proposals, having received several helpful pre-application briefings, at which stage they offered advice during that phase of the project. The proposals have evolved positively in response to feedback from the statutory consultees and they confirm that they are content to support the scheme as it currently stands. The Society offer further comments; however, they relate mainly to the listed building consent. These will be summarised as part of the report for that application. SPAB's comments can be read in full in Appendix 2 of application 24/P/01682 which is also on this agenda.

The Victorian Society: No comments received.

The Gardens Trust: The Trust have considered the information provided and have liaised with their colleagues in Surrey Gardens Trust and on the basis of this they do not wish to comment on the proposals at this stage. It is emphasised that this does not in any way signify either their approval or disapproval of the proposals.

Internal consultees

Environmental Health: No objections raised subject to standard conditions regarding contamination and noise from plant.

Non-statutory consultees

Sussex and Surrey Police: No comments received.

Surrey Wildlife Trust: No objections raised, subject to conditions.

The Council for British Archaeology: No comments received.

The Twentieth Century Society: No comments received.

Parish Council (Statutory Consultee)

West Clandon Parish Council: No comments received.

Amenity groups / residents associations

Guildford Society: Support the proposal, for the following reasons:

- Clandon Park has lain derelict for too long since it was severely damaged by fire in 2015, which resulted in only one of its rooms remaining substantially intact and with only limited rescue of the interior artefacts. Clandon Park is in a very different state to Uppark, which suffered a severe fire several decades ago, where a large proportion of the interior artefacts were saved and unlike Clandon fire damage was more limited as the fire started in the roof as opposed to the basement.
- the National Trust are proposing an interesting scheme which has raised considerable debate as to the best approach to what is a complex conservation project. Historic England, who have been consulted extensively by the Trust as plans have evolved, state in their letter of the 6 January 2025 that the 'proposals should be assessed, in a planning and legal context, on the basis of their impact on the building in its current state, post fire, rather than its condition before the fire'. The Society note that they have used this as a basis for their comments.
- as regards the exterior works the Society states that the submitted plans will restore Clandon to being a classical house of early 18th century character, little altered from architect Leoni's original vision. Leoni was an important figure in the early 18th century Palladian movement, thus the house externally remaining as built preserves an important example of his work. The destruction of the roof, which has been altered since first built, has returned the external appearance to closer to its original design. The proposals for the roof will in the main respect the original roof line. The Society therefore supports the proposals for the exterior.
- the Society commends the Trust for committing at Page 11 of the Design and Access Statement in para Reversibility and future opportunity - 'to allow for aspects

of the Trust's current scheme to be augmented or reversed by future generations or for other approaches, such as greater reinstatement (or replication) to be undertaken in the future". This is further supported in the para Quiet, sensitive architectural interventions - that the Trust's new architectural interventions should, generally speaking, be limited to the minimum necessary to deliver a functional and sustainable building. In addition, these interventions should in plan, design and materiality respond to the historic and surviving architecture and fabric of the house; and be visually secondary to it. The Society questions if this principle to allow for reversibility needs to be secured by a planning permission [Officer Note: The Local Planning Authority can only determine the application before it. Any changes to the building in the future would be a decision for its owners at the time and they cannot be predicted or enforced by this application. If planning permission or listed building consent was needed for any future works, these would be considered for acceptability at that time and on their own merits].

- to protect Clandon, both house and village, and manage vehicle numbers at a restricted site, do the maximum visitor numbers set out by the Trust need to be secured in a planning condition [Officer Note: The site before the fire had no restrictions on visitor numbers. It would not be reasonable to impose such a restriction as part of this application, particularly as Mansion house is not 'expanding' as a result of the proposal].

It is noted that the Society have also made comments on the proposals for the interior of the building. However, these do not form part of this application for planning permission as they only need listed building consent.

The Traditional Architects Group: Raise an objection. The following points are noted:

- the current planning application, put forward by the National Trust, leaves Clandon's interior as a fire damaged ruin with walkways, a lift shaft and a myriad of unsympathetic additions
- the proposals appeal to the notion that we have to be 'of our time', but which can mean anything to anyone. The Group believe not that the proposals represent an act deliberate barbarism, but that it will in the fullness of time be perceived as in effect just this.
- this exceptional building should be restored to what it was, including the famous plasterwork, on which Clandon's reputation as a great Georgian house rests.
- buildings of the quality of Clandon are extremely rare. If it is not restored to what it was, it will be lost, perhaps for ever.
- many great historic buildings have been severely damaged by fire and have yet been restored. Most recently Notre Dame in Paris, which similarly suffered a destructive fire in 2019, has already been lovingly returned to its former glory...Closer to home and of a comparable scale, Uppark had a devastating fire in 1989 and was also faithfully restored.
- the faithful rebuilding of a historic building has an extremely positive consequence of giving employment to traditional tradespeople who are necessary to carry out the work and also as a training centre for a new generation of craftsmen.
- some may deploy the argument that the restoration will not be of the same quality as the original, but these concerns are exaggerated. For the trained eye, there will be no confusion between the extant fragments and the new parts reinstated. subtle clues in the building materials, along with thorough documentation of the entire process.
- the Group note that they might understand the desire to keep the house in a post-

fire state, if the fire was historically significant. But this is not the case at Clandon. The fire was an unfortunate consequence of a faulty fuse board and so, though tragic, is of no great interest per se.

- these proposals for Clandon Park seem to suggest that many within the National Trust do not love or even appreciate historic architecture and its details but instead go along with superficial recent fashions.
- with archival documents available to guide accurate reinstatement honouring the original fabric - rather than making a voyeuristic spectacle of it - it is possible to faithfully reconstruct Clandon House to its former glory.

Third party comments

It is important to note that Officers have provided a summary of the main points raised by members of the public below. It is noted that all responses have been taken into account in the assessment of this application and they can be read in full on the Council's planning portal.

Objection comments

It should be noted that Officers received a package of information and reports from HCUK who are objecting on behalf of Restore Trust. This information included:

- Covering letter
- HCUK Planning Report
- Heritage Report
- Appendices including Restore Trust's Report entitled 'A Report on the National Trust's Response to the Fire at Clandon Park House', Results of WECPCs Survey Final and Acoustic Review.

Officers have reviewed these reports, and the overall areas of concern have been combined with those of other third parties and are included in the summary below.

361 letters of representation have been received raising objections and concerns and a summary of these are set out below. There are a number of key points and themes in the objection comments and as such the comments have been categorised into groups:

Craftmanship/traditional crafts

- Restoration of the building would deliver many benefits in terms of training and developing craftsmen skills and providing the opportunity for apprentices to learn traditional building techniques which will benefit the nation for the future.
- A full restoration would be of much greater interest to the public – encouraging careers and interests in specialist conservation
- Benefits for employment of craftsmen.
- Could provide a showcase for the great conservators at work in this country
- If it were to be restored in its entirety, the project would be significant in the media, serving as an example of what British craftspeople can do
- Expert plasterers and stucco artists have said that they can create high-quality reconstructions

Importance of Clandon House

- Leoni has a very important role in history as one of the originators of the Palladian style, Clandon Park was his major surviving work and so the National Trust has a responsibility to preserve it as it was built
- Marble Hall holds major international significance
- The building is of historic national importance
- Building is important to heritage and culture

Impact on the listed building and its significance

- The proposal fails to restore Leoni's Marble Hall, one of the finest Palladian interiors in the country.
- The works will result in substantial and unjustified harm to the special architecture of the building.
- Leaving the building in a partially ruinous state would considerably detract from its historic and aesthetic interest
- The plans are contrary to the historical significance of the house
- Cavernous space will detract from the building's character
- New walkways, lifts and staircases will damage the layout of this important house
- New roof structure will require the removal of a considerable amount of historic fabric which will do serious harm to the building's significance
- Loss of a spectacular piece of historical architecture
- Would be devoid of what made Clandon precisely valuable architecturally
- Highly detrimental to the preservation of a very important heritage asset
- Proposal does not consider the significance of the permanent loss of architectural and social history to the UK
- The proposals would visibly, physically, and culturally harm a significant heritage building
- Permanent loss an original interior wall
- Permanent loss from removal of original 1730 materials
- The proposal would result in permanent harm to the historic/architectural importance of the site
- Viewing galleries would obstruct the intended view of the current interior
- Harm to the building caused by the new staircase design

The design approach and matter of restoration

- Restoration and conservation should have been the first considerations
- Restoration is achievable and is the correct approach, there are many other examples of authentic restoration elsewhere in Britain and Europe and Asia. Uppark in Sussex and Notre Dame in Paris are key examples.
- Reconstructing Clandon's interiors is not only possible but desirable
- The Council should only approve a full restoration and nothing else
- No valid reason why the building should not be fully restored
- Act of restoration itself would be a major visitor attraction

- Restoring the house would secure its long-term future
- Opening the massive, damaged shell would not provide the same experience as before the fire
- A full restoration would be of much greater interest to the public
- Cannot be appreciated if preserved as a ruin
- Restoration would deliver more benefits than the current proposal
- The house should be left in its current state, secured safely by modern structures and open to the elements
- The design approach prioritises commercial uses such as events, exhibitions and dining over conservation

The impact of the roof design

- Unsympathetic railings, pavilions, lifts and walkways will affect the skyline negatively
- Damage to the outline of the building which provides a positive contribution to the local environment
- The roof is not a natural place for visitors to have access
- The proposed roof line would interfere with important views of the house from key vantage points e.g. The Grotto, Māori Meeting House and Temple
- Changes to the roof area would divert attention away from the building's great architectural value
- The proposed roof line would have a harmful impact on the visual amenity of the Conservation Area.

Viability and preservation of the use

- The post fire state of the building is not of public interest and would not attract visitors
- The design and approach would not attract visitors to return
- The house will lose its appeal to many visitors and National Trust members
- Visitors would not be attracted to a managed ruin
- The proposed additions would be less attractive to visitors
- The proposals are not economically viable/sustainable
- The approach to the building will damage and downgrade the value of the building so future visitor numbers will likely drop
- The proposal fails to enhance the overall visitor experience

Air source heat pumps

- Noise generation
- Visually obtrusive and an unattractive intrusion to visitors on arrival
- They would result in a loss of tranquillity in the area
- Impact on the setting of the building
- Impact on the Grade II listed grounds

Impact on neighbours

- The proposals would result in a loss of privacy to neighbouring properties
- The proposal would result in a loss of privacy to the wider Clandon Park
- The roof café allows views toward the Forest School area and this increased visibility of the school could lead to trespassing or vandalism.

Traffic and parking

- The proposals may generate increased traffic to the area, and this has the potential to heighten the risk to pedestrians.
- The car park is currently used by parents of the Clandon Primary School, and this should be allowed to continue.

Benefits of the proposal

- Identified benefits do not outweigh the harm caused by the proposed scheme
- Restoration should weigh against secondary public benefits (e.g. improved accessibility)
- Proposal generates less economic benefit than restoring the site

Impacts on surrounding heritage assets

- Impact on the grade II Registered Park and Garden
- Impact on the Conservation Area
- Impacts from the roof design on surrounding listed structures

Other matters

- When the site was gifted to NT, the NT has an obligation to preserve and protect the site forever
- Incompliance with National Trust's objective (To care for and preserve the nation's natural beauty, historic interest, and cultural heritage for everyone, for ever)
- National Trust received a substantial insurance payout after the fire, and it should be used to restore the existing site
- Light pollution would cause significant harm and damage to its peaceful setting
- Visitors would not "learn how the house was built"
- The site would become a 'theme park'
- Proposals condemn the property to forever be a burnt-out ruin and a meeting venue
- Proposals will not sustain or enhance the benefits of Clandon
- Could lead the way for unscrupulous acts against listed buildings
- Would turn a once beautiful building into a neo brutalist conference centre
- Inappropriate intention of the building to store artifacts etc.
- A number of objectors have raised that the proposals are contrary to both local and national planning policies and legislation.

Support comments

178 letters of support have been received outlining the following positive comments. There

are a number of key points and themes in the support comments and as such the comments have been categorised into groups:

The design approach and matter of restoration

- Interesting concept
- Little point in restoring the building after the fire, it and the contents have been destroyed
- It will become an interesting and educational place for all people
- The proposal represents an opportunity to reimagine the inside of a culturally significant building.
- To recreate the interior would be a mockery of the former splendour of Clandon Park
- The proposal offers a chance to tell history differently
- Attempting to restore the building to its former state would result in an imitation of a period building
- Proposal realises that a complete restoration is essentially worthless and seeks to do something new and interesting with the remains
- Would tell the little heard stories of the crafts and trades that were necessary in building these great houses and make the building of even more use to the local area than before
- Proposals create an engaging and different way to visit an English country house
- Proposals allow for a more interesting experience, allowing exploration and understanding of the architecture
- Blend of conservation and modern design ensuring the site's rich history is made accessible and engaging for a broad audience
- Interventions reflect the original materials and features
- The proposal will allow people to understand the social history behind these grand stately homes
- The proposal will help conserve the listed building and display surviving works of art and furniture
- Enrich the local community and will create spaces for people to learn about its history
- Will create a unique environment where the fabric of the building and different eras are laid out and accessible to everyone
- Creates dynamic spaces and new views through the house
- Brings a new perspective on heritage properties
- Visitors will be staggered by the scale, the views, the scars and the surviving elements
- Clandon becomes "a ruin with a purpose"
- Allow Guildford to make a unique contribution to the understanding of the country house and permit a new kind of heritage tourism
- Reaffirm its stature as a beacon of cultural pride
- Present an opportunity to share a more honest and comprehensive narrative of history
- The walls and ceilings bear the traces of fire will carry profound messages in themselves, delivering an emotional message that transcends time and place
- Rare opportunity to witness the design, structure, skill and labour that goes into creating such a property
- Approach has been successful (Neues Museum in Berlin, Astley Castle in the UK)

and Castelvecchio in Verona)

- Proposals are in the spirit of conservation in “Manifesto for the Society for the Protection of Ancient Buildings”
- Safe preservation of the remaining structure

Use of the roof

- The proposal provides access to the roof with views of the countryside
- Create a fascinating new perspective on the parkland and gardens
- Spectacular views from the roof terrace

Viability of the use/attractiveness to visitors

- Commentors wish to visit in the future.
- Will engage many new audiences as a result
- Plenty of examples of places which suffered damage, been partially restored and have become exciting visitor experiences (Appuldurcombe House, Isle of Wight)
- Proposals likely to make for an interesting experience for children and young people who are less likely to visit historic houses
- Fire damaged interiors would provide a compelling and meaningful backdrop for exhibitions, social events and community activities
- Provide a welcome for community group and visitors from all sectors of society
- Will be used and loved for future generations
- Offers new opportunities to engage with the past
- The proposals would allow visitors to see both the fascinating ways in which their properties were originally constructed and the stories of their demise
- Invites people from all walks of life to engage with the space
- Allows future generations to experience and appreciate its heritage
- Encourages visitors to occupy Clandon House while respecting the buildings history
- Spark an interest in architecture

Skills, training and employment

- Provide opportunities for local schools, artists and groups to actively participate in the site’s future
- Used as a showcase for heritage skills, education and events
- Opportunities for education
- The proposals ensure that Clandon Park becomes a vibrant educational resource and a dynamic space for public use
- Invites people to explore the building fabric and traditional construction techniques
- Preservation and safeguarding of the structure honours the history of traditional
- construction techniques and helps maintain rare craftsmanship
- Job creation and economic benefits

Sustainability

- Renewable energy solutions and eco-friendly landscaping demonstrate a commitment to safeguarding not just the cultural heritage but also the wider environment

- Air source heat pump will be an improvement over the previous conditions

Accessibility

- Promote access for all and acknowledging that the fire is part of the building's heritage
- Encourages a wide range of people to use the spaces in the house
- Provide new facilities and opportunities especially the accessible access
- Enable level access to all floors of the house and roof

Other matters

- The era of big houses only for rich people should be outdated.
- Compliments the National Trust's many other estates
- The resulting exposure of the structure is rich and fascinating
- Provide significant public benefit to the community and preserve the future of this historic site
- Harm is minor and decisively outweighed by the public benefits that the proposals will achieve
- Cannot be comparable to Notre Dame in national importance
- Public benefit the local community and the public
- Preserve access to nature

[Officer Note: A large number of the comments received refer to the approach the National Trust have chosen regarding the repair and restoration of the building following the fire in 2015. This Local Planning Authority must determine the application submitted on its own merits and whether it is acceptable or not in relation to planning policy and legislation. The determination of the application is not an opportunity to comment on whether the National Trusts proposed approach is correct or not, or whether there is a better approach for the building, it must be a determination of whether the current proposal is compliant with adopted planning policies.]

[Officer Note: It has been brought to the attention of Officers that some of the comments received in support of the application (approximately 60) may have been submitted by individuals with a connection to some of the companies involved in the submission of the application, as well as the applicant. It is noted that the Local Planning Authority has no means to corroborate this information, so it is provided for Members information only. The comments in question have been sent via private email addresses and the connections were not declared.]

Planning policies

Planning Practice Guidance

National Planning Policy Framework (NPPF), 2024:

2. Achieving sustainable development.
4. Decision-making.
8. Promoting healthy and safe communities.
9. Promoting sustainable transport.
12. Achieving well-designed places.

- 13. Protecting Green Belt land.
- 14. Meeting the challenge of climate change, flooding and coastal change.
- 15. Conserving and enhancing the natural environment.
- 16. Conserving and enhancing the historic environment.

Guildford Borough Local Plan: Strategy and Sites (LPSS), 2015-2034:

- S1. Presumption in favour of sustainable development.
- P2. Green Belt.
- P4. Flooding, flood risk and groundwater protection zones.
- P5. Thames Basin Heaths Special Protection Area.
- E6. The leisure and visitor experience.
- D1. Place shaping.
- D2. Climate change, sustainable design, construction and energy.
- D3. Historic environment.
- ID3. Sustainable transport for new developments.
- ID4. Green and blue infrastructure.

Guildford Borough Local Plan: Development Management Policies (DMP), 2023:

- P6. Protecting Important Habitats and Species.
- P7. Biodiversity in New Developments.
- P8. Land Affected by Contamination.
- P9: Air Quality and Air Quality Management Areas.
- P11. Sustainable Surface Water Management.
- D4. Achieving High Quality Design and Respecting Local Distinctiveness.
- D5. Protection of Amenity and Provision of Amenity Space.
- D11. Noise Impacts.
- D12. Light Impacts and Dark Skies.
- D14. Sustainable and Low Impact Development.
- D17. Renewable and Low Carbon Energy Generation and Storage.
- D18. Designated Heritage Assets.
- D19. Listed Buildings.
- D20. Conservation Areas.
- D22. Registered Parks and Gardens.
- D23. Non-designated heritage assets.

West Clandon Neighbourhood Development Plan (WCNP), 2020-2034:

- Policy 1. Design within West Clandon Village.
- Policy 4. Green Gap, Valued Landscape and Views.
- Policy 6. Biodiversity and Environment.
- Policy 8. Car Parking.

Other guidance:

- Sustainable Design and Construction SPD
- Planning Contributions SPD
- Parking Standards for New Development SPD
- Green Belt SPD

Managing Significance in Decision-Taking in the Historic Environment Historic Environment Good Practice Advice in Planning: 2 (Historic England)

The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (Historic England)

Planning considerations

The main planning considerations in this case are:

- background
- the principle of development
- the impact on the Green Belt
- the impact on the character of the wider area and site
- the impact on neighbouring amenity
- highway and parking considerations
- the impact on the Mansion House and its setting
- the impact on the surrounding heritage assets and their setting
- the impact on the character of the conservation area
- consideration of alternatives
- the impact on archaeology
- impact on trees and vegetation
- other environmental considerations
- flooding and drainage matters
- sustainability
- biodiversity
- equality, diversity and human rights
- planning balance and conclusion

Background

Clandon Park is a country house, designed in circa 1713 and built from 1725 to 1731 for Thomas Onslow by Giacomo Leoni. It is an example of an early-Georgian country house of high quality and an important product of the neo-Palladian movement. The house was noted for the eight exceptional baroque ceilings, attributed to Italian-Swiss stuccoists Guiseppe Artari and Giovanni Bagutti. The Marble Hall and its ceiling were acknowledged to be the most significant of its kind in the United Kingdom.

The Mansion was first listed in 1967 and is on the list as Grade I. As already noted above, it sits in a Grade II listed registered park and garden designed in 1776/1781 by Lancelot 'Capability' Brown and is also within West Clandon Conservation Area.

In April 2015 the Mansion was significantly damaged by a fire. The fire is understood to have been caused by a fault with a modern electrical distribution board. The present fire-damaged condition of the Mansion therefore arises from a very unfortunate accident. It was not deliberate damage and nor was it caused by works being carried out within the building at the time.

The principal external elevations of the Mansion were largely undamaged, but the roof and

the majority of the floors were destroyed. Only one room on the ground floor and a number in the basement were left somewhat undamaged. All others, including staircases were gutted by the fire. Rooms and spaces on the north side of the Mansion while significantly damaged fared slightly better than those on the southern side of the house. Some fabric survived in the library and the State Bedroom, including important chimney pieces and overmantels. The Speakers' Parlour saw the least amount of damage.

The building has now been stabilised and is completely covered, including its roof.

The principle of development

As will be discussed later in the report, the site is a very sensitive one within the Borough. The Mansion is a Grade I listed building. It is located within a conservation area and a Registered Park and Garden. The site is also within the Green Belt.

Due to these designations and sensitivities, the proposal must be carefully assessed against the relevant policies of both the Local Plan, the NPPF and the statutory and legislative framework which governs listed buildings and conservation areas. The report will deal with each of these matters below.

In general terms the NPPF is generally supportive of the provision and retention of cultural facilities. Paragraph 88 notes that planning policies and decisions should enable (inter alia) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

Paragraph 98 states that 'to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community and e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services'.

The proposal would allow the property to re-open as an important cultural facility in the borough in a manner which would be more accessible for all members of the community. This will need to be carefully balanced against any harms to the listed building which results from the proposal.

The impact on the Green Belt

The site is located within the Green Belt and outside of any identified settlement area.

Paragraph 142 of the NPPF notes that the Government attaches great importance to Green Belts and that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. It is stated that the 'essential characteristics of Green

Belts are their openness and their permanence’.

Paragraph 154 of the NPPF states that development in the Green Belt is inappropriate unless one of the stated exceptions apply. Exception 154(g) sets out that ‘limited infilling, or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt’ may be one of the exceptions to inappropriate development.

It is noted that national Green Belt policy is broadly reflected in the Council’s Local Plan and as such policy P2 of the LPSS is also relevant, as well as any relevant guidance contained in the Green Belt SPD.

The application site is considered to meet the definition of ‘previously developed land’ as set out in Annex 2 of the NPPF which is ‘land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape’.

The proposal would result in the partial redevelopment of the site and therefore, the main assessment for this aspect of the application is whether the development would ‘cause substantial harm to the openness of the Green Belt’. This will be discussed below with reference to the various elements of this proposal.

As a reminder, the proposal consists of the following broad elements:

- external alterations to the Mansion to include a new roof terrace with enclosures for lifts, refreshments etc, refurbished and replaced windows;
- new platform lift;
- new air source heat pumps and the enclosure and adaptation of the existing substation;
- new accessible parking spaces, electric vehicle parking and cycle parking. Creation of new accessible footpath to include associated lighting, railings and resurfacing; and
- alterations to North Court and West Forecourt.

External alterations:

The new roof and associated terrace would be composed of the use of existing surviving fabric, including the chimneys and balustrade and the proposed new elements such as roof lights, paving, freestanding pavilions which will house the lift and overrun, stairs, the refreshment kiosk, and WCs. The proposed terrace would provide visitors with a number

of congregation spaces and would include seating which is to be both built into the new rooflights, as well as loose garden style furniture. The Design and Access Statement notes that weighted parasols may also be required during the warmer months to provide shade for visitors.

The three proposed rooflights would be large, however, at glazing level they would be a maximum height of just 900mm and would sit below the height of the balustrade which runs around the perimeter of the roof. The proposed pavilions would be flat roofed structures and of a simple design. The southern pavilion which includes the refreshment kiosk, would have maximum dimensions of 2.72 metres in height, 8.25 metres in width and 6.68 metres in depth. The northern pavilion which would house the WCs would have maximum dimensions of 2.72 metres in height, 6.52 metres in width and 9.88 metres in depth.

It should be noted that both the pavilions and rooflights would be read in the context of the surviving roof elements including the balustrading and the many chimney stacks which adorn the roof. The chimney stacks themselves are large structures with a maximum height of 3.77 metres over the level of the new terrace. This means that the new built form at roof level would be set amongst the chimneys and behind the existing balustrade.

The design has carefully considered the impact of the proposed roof additions and as a result both pavilions would be set in from the edge of the building, in the case of the northern pavilion, by at least 5.65 metres, and in the case of the southern pavilion, by at least 6.9 metres. While the roof additions and particularly the lift overrun would be visible in the surrounding area, in green belt terms, the impacts have been reduced through the location and size of the new works.

The replacement and refurbishment of the windows would be undertaken on a conservation basis and is detailed in the accompanying application for listed building consent.

New platform lift:

A new platform lift is proposed off the south-east corner of the building. The lift would be outside of the walls of the Mansion but would sit within an external stairwell which currently provides stepped access from the basement to the garden level (ground floor). The platform lift would service only the basement and ground floor and ensures that level access can be provided from the basement to the gardens. The lift would be a small structure, just 1.4 metres by 1.5 metres and would be finished with a glazed surround.

Air source heat pumps and changes to existing substation:

A new enclosure housing Air Source Heat Pumps (ASHP) is proposed adjacent to the north courtyard. The ASHPs are essential to the energy and sustainability strategy for the house, co-located in an area of existing infrastructure including the air raid shelter and UKPN substation. The proposal would see the amalgamation of the proposed ASHPs and the existing substation into one distinct compound which would be screened from view by a predominantly timber enclosure with painted metal acoustic louvre to surround the ASHPs, owing to the land levels the tallest part of the structure, on the northern elevation, would measure 4 metres in height. The compound would be a modest structure measuring 13.66 metres by 6.35 metres in size. It is noted that a number of existing structures would

be demolished to make way for the consolidation of the energy equipment into the new enclosure. The proposal would be visible from the internal access road which runs along the northern elevation of the Mansion, however, additional planting in the form of a new hedge will be introduced to mitigate visual impact.

Parking, electric vehicle parking, cycle parking and new footpath:

A new accessible visitor entrance path (and reinstated fence) is proposed from the existing car park to the house to improve pedestrian access. The gradient has been designed to provide equal access for all. The existing car park, accommodating approximately 150 parking spaces, will remain and does not form part of the application site area, except for eight new accessible parking spaces, cycle parking spaces and the space allocated to accommodate electric vehicle charging spaces.

Alterations to North Court and West Forecourt:

These proposals mainly involve changes to the appearance of the surface treatments and the reinstatement of the circular form to the western forecourt. A small section of the North Court wall would also be demolished to enable improved access between the North and West Courts.

Is there a substantial impact on the openness of the Green Belt?:

Paragraph 142 of the NPPF states that the essential characteristics of Green Belts are their openness and their permanence. At its heart 'openness' in Green Belt terms means 'the state of being free from built development, the absence of buildings – as distinct from the absence of visual impact' (R (on the application of Lee Valley Regional Park Authority) v Epping Forest District Council [2016] EWCA Civ 404 at paragraph 22). The Planning Practice Guidance (64-001-20190722) makes clear that 'openness is capable of having both spatial and visual aspects - in other words, the visual impact of the proposal may be relevant, as could its volume'. It also includes 'the degree of activity likely to be generated' as another factor through which to assess openness.

It is therefore necessary to consider both spatial impacts and visual impacts of this proposal.

In terms of the impact on the openness of the Green Belt it is noted that the external works as referenced above have the greatest potential to result in harm. These works would all be within the footprint of the existing structure, however, it is acknowledged that the envelope of the building would be expanded vertically by virtue of the pavilions and to a lesser extent, the rooflights. It is noted that the roof additions should be considered in the context of the existing 12 chimney stacks which themselves are substantial structures of considerable height. While the external works would be visible from the surroundings in green belt terms, they would not materially increase the size or bulk of the structure and therefore, it is concluded that they would not have a substantial impact on the openness of the Green Belt in spatial terms.

The proposed compound which would house the new air source heat pumps as well as the existing substation would be a relatively modest sized structure and the creation of the new footpath, parking and platform lift would result in very little change to the scale or extent of built form on the site. They would also not harm the openness of the Green Belt

in spatial terms.

As regards the visual impacts, the new works at roof level would be setback from the edge of the building by a significant distance. However, it is acknowledged that these additions would still be visible from the immediate surroundings, particularly the proposed lift overrun. Some longer distance views of the Mansion would be possible, mainly from within the wider estate. However, as the proposal would not significantly increase the bulk of the building and as noted above would restrict new development to within the existing footprint, these proposals would not result in any visual harm to the openness of the Green Belt.

The other works would be seen in the context of the existing development on the site, and they are also of a very modest scale. Likewise, these would not harm openness in visual terms.

Finally, it is noted that the proposal may result in additional activity on the site, particularly at roof level which has never before been publicly accessible. However, this should be seen in the context of the Mansion already being a cultural attraction both pre and post fire. While visitor numbers may increase and although the roof was not formerly accessible, this would not result in such an impact that would have a substantial harm on the openness of the Green Belt.

Taking into account the above, the proposal, overall, would not result in substantial harm to the openness of the Green Belt. As such, the proposal is not deemed to be inappropriate development in the Green Belt and therefore, no conflict with national or local policies arises. In this regard the development is therefore compliant with policy P2 of the LPSS and the NPPF.

The impact on the character of the wider area and site

The NPPF in chapter 12 promotes 'achieving well designed and beautiful places.' Paragraph 135 is applicable and states that planning decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policy D1 of the LPSS is also relevant and seeks to ensure that all new developments achieve high quality design that responds to distinctive local character, creating places with a clear identity, easy to navigate, with natural security and attractive overlooked streets and spaces.

Policy D4 of the LPDMP provides further detailed design guidance. Amongst other things, it notes that development proposals are required to incorporate high quality design which should contribute to local distinctiveness by demonstrating a clear understanding of the Place. Policy D4 goes on to note that development proposals are expected to demonstrate high quality design at the earliest stages of the design process, and then through the evolution of the scheme.

In addition, Policy 1 (Design within West Clandon Village) and Policy 4 (Green gap, valued landscapes and views) of the West Clandon Neighbourhood Plan are also relevant.

The existing Mansion and the surrounding grounds which are accessible to the public are situated approximately 274 metres from The Street down a tree lined drive. As a result, the Mansion is not visible from the wider public domain, but it is acknowledged that the public can travel through the estate and passed the Mansion when accessing the garden centre.

The proposed works within the grounds of the Mansion would be modest in scale and they would not appear out of keeping in this setting. It is noted that the air source heat pump and new enclosure for the substation are not ideally situated, being close to the internal access road and prominent in passing views. However, there is already plant located in this position and the applicant has committed to new landscaping in and around the enclosure which would help to screen and reduce its impacts. In addition, it is acknowledged that the applicant has considered other areas of the site in which to locate this equipment. However, due to restrictions including trees, archaeology etc, it was considered that the proposed location was the most appropriate. As such, it is not considered that the air source heat pump and substation enclosure would result in any material harm to the character of the wider area.

Even though some of the works to the Mansion would be at roof level, they would not be prominent in views gained from outside of the estate. It is noted that the new rooftop additions would be visible from within the grounds, but their impact is tempered by the sensitive design and positioning set in from the sides of the structure. It is also considered that the existing chimneys would still be the dominant structures in the roofscape, with the other elements fitting in around them. As such, in terms of the impact on the character of the wider area, this element of the proposal is deemed to be acceptable.

It is noted that the landscaping works around the building, such as the improvements to the North and West Courts, as well as the new footpath would help to improve the appearance of the public areas of the estate and provide a finish which is more befitting of such a highly graded heritage asset. This could be seen as an improvement to the character of the area.

It is noted that Policy 4 of the Neighbourhood Plan includes a number of protected views which should be protected from development which would cause a significant impact on the open character of these views. It is noted that in two of these views, View 2 (from the

Old Carriage Drive / Footpath 74 across Clandon Park) and View 3 (from Clandon Park towards The Street and the village and Church) the Mansion is visible. As part of the Design and Access Statement, the applicant has submitted six verified views of the proposal.

While the proposed works, in particular the roof additions would be apparent in some views (including the two specified in the Neighbourhood Plan), they would not result in a significant impact on their open character. As already explained above, while the roof additions would be visible, any impact is reduced through the design and location of the new items. In mid-range views (for instance the applicant's view 4, 5b, 7 and 20) the new works would be visible and in particular the proposed lift overrun. However, they would still sit at a similar level to the retained chimneys and finished in a much lighter material to reduce their prominence. In the language used in the Neighbourhood Plan, although some views would be altered, it is not considered that the proposal would result in any significant adverse impact on the open character of the area.

The works around the grounds, such as the air source heat pumps etc are all modest in their extent and also would not result in a significant impact on the open character of the views.

Conditions could be imposed to secure the landscape proposals set out as part of the application. In addition, it would be reasonable to add a condition which gives the Local Planning Authority control over the positioning of any shade structures on the roof. This is to ensure that they are not placed too close to the edge of the building, which may result in some harm to the views noted above, as well as the general character of the area.

Bearing in mind the above, the proposal is considered to be compliant with policy D1 of the LPSS, policy D4 of the LPDMP and policies 1 and 4 of the Neighbourhood Plan.

The impact on neighbouring amenity

The application site is located at a substantial distance from any residential neighbouring properties. The proposal predominantly relates to bringing the building back into use following the fire 2015. The use of the building would not be vastly different, providing a visitor attraction as it did previously, whilst the visitor numbers may be more than were previously experienced it is unlikely that this increase in comings and goings would cause any materially harmful disturbance to surrounding residential properties. The key element of the proposals which has a potential to impact on residential amenities is the proposed use of the roof as a viewing platform with a food and beverage offering.

The closest residential properties are those to the east of the site accessed from The Street (The Old Rectory, Springfield House, Orchard Cottage, Hillier Cottage, October Cottage, Church Cottage and Gardener Cottage) and those within the Clandon Park estate at Temple Court, located to the west of the Garden Centre. The Old Rectory is the closest of all the residential dwellings with the boundary of this property being just over 120 metres from Clandon House. The boundaries for the properties on the opposite side of The Street are over 200 metres from the house. Those residential dwellings at Temple Court are even further separated from the house being over 440 metres away at the closest point.

Clandon House was comprised of four storeys, basement and three upper storeys, the height of the building to the proposed roof level from ground floor entry is approximately 15.9 metres. Whilst this elevated position would allow visitors to the roof level to have a 360-degree view of the landscape, the ability of visitors to be able to observe activities within the private residential properties or their associated gardens is extremely limited. Officers have visited the building and been at roof level to assess the likely impact and consider that the use of the roof as part of the visitor experience would not materially impact upon the privacy of those nearby residential properties.

The other area of concern which arises from use of the roof is the potential for noise generation which is audible in the wider area and causes any disruption to neighbouring properties. There are two key factors regarding noise generation, plant noise and noise from events/usage of the building.

In terms of plant noise an assessment of the impact from the Air Source Heat Pumps and other building services plant has been carried out and the results reported in the Noise Impact Assessment. The Council's Environmental Health Officer has reviewed this assessment and is satisfied with the findings of the report. Mitigation is proposed in the form of plant specification, acoustic barriers with acoustic louvres around the Air Source Heat Pumps and in-duct attenuators, this will ensure that acceptable noise levels will be achieved at the nearest residential premises, which will be below existing background levels.

The National Trust plans to use the roof terrace for events with a maximum run time until 11pm. The application has been accompanied by a Noise Impact Assessment which includes details of the acoustic modelling which has been undertaken to assess the impact of these potential events, the report explains that amplified music will be used for background ambience only and as such the majority of the noise is likely to be from voice and general activity. Although some noise could be generated if the terrace is at full capacity, the National Trust does not intend for this to be the norm instead expecting a lower capacity. The predicted decibel increase is minimal, so the overall impact is found to be low. Indoor events have also been assessed with the worst-case scenario of an amplified music event having been modelled, owing to the distance separating the house from the neighbouring properties, the noise drop off would be such that it is anticipated to be negligible in terms of impact. A Noise Management Plan has been submitted and this will assist in managing any issues were they to arise in the future. The Council's Environmental Health Officer has reviewed the application and its accompanying reports and considers that the proposal would not have any adverse impact in terms of noise disruption to neighbouring residential dwellings.

On the above basis, the proposal would not have any harmful impacts on the amenities of surrounding properties, and it is deemed to be acceptable in this regard.

Highway and parking considerations

Paragraph 115 of the NPPF states that 'development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.

The application submission has been accompanied by a Transport Statement and Framework Travel Plan produced by the Traffic, Transport and Highway Consultancy (TTHC).

Visitor generation:

Prior to the fire, Clandon welcomed 66,000 visitors per annum (vpa), which included around 10,000 guests attending wedding and a range of other events. Although there were no restrictions on opening days, the visitor numbers mostly related to around 169 days within a seasonal 8-month period between March and October, with typically only events held on days outside of this period.

Once the building is fully reopened to the public, the National Trust anticipates spreading the visitor numbers more evenly across the year by opening between 260 to 363 days per annum. The Trust intends to manage peak daily visitor numbers to ensure that these do not exceed pre-fire peaks, as a consequence of the extended opening and increased interest due to the restoration, the Trust is anticipating around 110,000 visitors per annum potentially growing to some 160,000 across the year.

The proposals include plans for time ticketing to control overall visitor numbers at the site at any given point to avoid exceeding the pre-fire peak numbers.

In terms of special events, arrivals and departures from the site are more concentrated than that associated with the general daily visitors and the time spent at the venue may also be longer for certain events, as such the plan is that visitor limits would be lower to manage these situations.

The visitor management will ensure that any off-site traffic impacts will not exceed pre-fire levels, that the access is able to operate without congestion and that the car park capacity will not be exceeded. The County Highway Authority have reviewed the application and have raised no concern regarding the impact of the proposal on either highway safety or capacity.

Staff numbers:

The number of staff associated with the house prior to the 2015 fire was 9.36 Full Time Equivalent (FTE), the proposed development would result in an increase of staff number to 10.5 FTE. This is a minimal increase and is unlikely to have any material impact on traffic generation or demand for parking.

Travel Plan:

There has been no formal Travel Plan in place previously but through this planning application the National Trust have developed a detailed Travel Plan to assist with the long-term strategy for integrating sustainable travel for the attraction. This is combined with the Trust's proposals to manage visitor demand. The key objectives of the Framework Travel Plan (FTP) submitted are:

- to contribute to the Trust's commitment to be Net Zero by 2030
- encourage sustainable travel choices for those working at or visiting Clandon
- manage car trips to and from the site to ensure they do not result in unacceptable implications for the local area
- reduce car trips to and from the site
- increase vehicle occupancy of residual car trips

Surrey County Council's Travel Plan Officer has reviewed the FTP and are satisfied with its content but have raised comment regarding the monitoring schedule and have requested that this be addressed through a planning condition attached to any approval.

Parking:

The existing car park is a largely unmarked part-tarmac/part-gravel surface with the capacity to accommodate approximately 150 cars. There is also scope within the car park to accommodate two larger vehicles (e.g. coaches) although there are no formal marked out spaces. There are 2 loose-surfaced disabled parking bays and 3 Sheffield-type cycle racks (providing secure parking for 6 bikes).

The Transport Statement sets out that it is reasonable to assume that out of the 150 car parking spaces available on site, at times there may be 134 spaces available for visitors. This accounts for a level of provision for staff demand and occasional use by neighbours such as the school and Church. The National Trust is keen to work with its neighbours to continue to accommodate car park use where possible, especially at times when low car park demand from visitors is expected.

The proposed development would result in an increase of disabled parking from 2 to 8 and the surface will be upgraded and marked to ensure the spaces are suitable and easily accessible for disabled users.

Additional cycle parking is to be provided with an increase in capacity for secure cycle storage from 6 to 12 cycles.

The level of parking provision for both vehicles and cycles is considered to be appropriate.

Electric vehicle and cycle charging:

Building Regulations deal with the matter of electric vehicle charging and the Transport Statement sets out that subject to exemptions, if the site car park comprises more than 10 spaces, then at least one space must have access to an electric vehicle charge point and that the cable routes must be installed for at least one fifth of the total remaining parking spaces.

The National Trust intends to provide 6 electric vehicle charging spaces within its car park, 2 of which would be for disabled users. This is part of a wider project the National Trust has to deliver electric vehicle charging installation within its car parks across the country.

The Trust has committed to providing these spaces prior to the proposed reopening of Clandon House in 2029.

Electric cycle charging facilities will also need to be available and at least 20% of the cycle parking spaces need to have the ability for charging.

Access:

The existing vehicular and pedestrian access to the site leads from the A247, the access is a non-adopted access road which runs west off the A247 and also serves Edwins Garden Centre. The Clandon car park entrance is situated approximately 80m from the A247. The access arrangements are unchanged by the proposals.

The pedestrian route from the car park to the house currently consists of a raised pedestrian priority route and then footpath to reach the house. The proposals include works to the footpath connection between the crossing point and the house in order to provide a resurfaced level access route for pedestrians.

Overall:

The County Highway Authority are satisfied following a review of the proposals and submission of additional information and amended transport documents, that the proposed development would not cause any materially harmful impacts on highway capacity or safety and as such are in compliance with local and national planning policy. A number of conditions are recommended to ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and that the proposals will promote sustainable forms of transport.

The impact on the Mansion House and its setting

Policy and statutory context

As noted above, this application includes works which would impact on the listed building itself and also works which do not necessarily need listed building consent, but which may also impact on the setting of the Mansion.

Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.'

Case-law has confirmed that, when concerned with developments that would cause adverse impacts to the significance of designated heritage assets (including through impacts on their setting) then this is a factor which must be given considerable importance and weight in any balancing exercise.

Turning to policy, Chapter 16 of the National Planning Policy Framework sets out the

framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs. Paragraph 208 sets out that 'local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.

Paragraph 212 of the NPPF applies to designated heritage assets. It states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. This policy reflects the statutory duty in section 66(1). Paragraph 213 goes on to note that '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.

Policy D3 of the LPSS is generally reflective of the NPPF and it states:

- the historic environment will be conserved and enhanced in a manner appropriate to its significance. Development of the highest design quality that will sustain and, where appropriate, enhance the special interest, character and significance of the borough's heritage assets and their settings and make a positive contribution to local character and distinctiveness will be supported; and
- the impact of development proposals on the significance of heritage assets and their settings will be considered in accordance with case law, legislation and the NPPF.

Policy D16 of the LPDMP concerns designated heritage assets and it emphasises the requirements in the NPPF as regards the assessment of applications concerning heritage assets. Policy D19 relates to listed buildings, and it notes that (inter alia):

- development proposals are expected to conserve, enhance and where appropriate better reveal the significance of listed buildings and their settings. Where harm to significance is identified this will be considered against Policy D16(3).
- repairs, alterations or extensions, that directly, indirectly or cumulatively affect the special interest of a statutory listed or curtilage listed building, or development affecting their settings are expected to: a) be of an appropriate scale, form, height, massing and design which respects the host building and its setting; b) have regard to the historic internal layout as well as the architectural and historic integrity that form part of the special interest of the building; c) reinforce the intrinsic character of the building through the use of appropriate materials, details and building techniques; and d) respect the setting of the listed building including inward and outward views.
- development proposals for the demolition/removal of objects or structures fixed to the building or within the curtilage of a Listed Building are required to demonstrate that they are: a) incapable of repair for beneficial use or enjoyment; or b) not of special

architectural or historic interest as an ancillary structure to the principal Listed Building.

The approach to the significance of the Mansion House

Paragraph 208 of the NPPF states that 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'.

It is acknowledged that for this proposal, how to assess the significance of the Mansion is a dividing concept. From reviewing the applicant's submission, as well as a review of the objections received, there appears to be two main opinions. One, that the significance of the building should be assessed based on the structure as it currently stands – i.e. a severely fire damaged shell with no roof and limited floors within. The second is that notwithstanding the fire, the significance of the building should take into account its pre-fire state and that the proposal would compound the harm already experienced to the building.

The Planning (Listed Buildings and Conservation Areas) Act 1990 contains various powers and duties relating to the preservation of listed buildings and includes provisions for the remedying of any unauthorised harm. In the case of accidental damage to a listed building, there is no duty under the Act or other policy which would force the applicant to restore the existing building or to recreate its pre-fire appearance. In theory, the building could remain in its present state, as a complete ruin, without any conflict of legislation or policy.

There are a number of local and national policies which seek to positively enhance the historic environment, and which set out that great weight should be given to the conservation of heritage assets. It is noted that 'harm' is judged based on the impacts of the proposed works on the asset as it currently exists. It is noted that paragraph 209 of the NPPF states that 'where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision'. As such, in cases of deliberate neglect and / or damage, the deteriorated states should not be taken into account. This indicates an exception to the general principle that it is the current state of an asset that should be assessed. By contrast, this case is not a case of deliberate damage or neglect.

It is acknowledged that policies at a local level 'expect' applications to conserve, enhance, and where appropriate, better reveal the significance of listed buildings. However, even a severely fire-damaged building can be conserved and / or enhanced to some degree and as will be discussed later in this report there is also the potential to better reveal the significance of the building in its post-fire state.

Importantly, in their formal response to the application Historic England state that "these proposals should be assessed, in a planning and legal context, on the basis of their impact on the building in its current state, post fire, rather than its condition before the fire". This is a clear view from the Government's national advisor on heritage matters.

Officers agree with this approach to policy and agree that the correct approach must be that harm to the significance of the building should be avoided, but that the baseline for this is the damaged building, rather than as it was before the fire. While it is acknowledged that there are many other ways in which the building could be dealt with – from full restoration to its retention as a ruin, the only proposal before the Local Planning Authority is this planning application and its associated listed building consent. This is what must be assessed in consideration of harm (if any) to the significance of the asset, rather than any hypothetical alternative.

The assessment of whether the proposal would result in harm, and if so, what level this would be, will be carried out below. It is reminded that only the works that require planning permission are being assessed as part of this application. The internal alterations to the building will be considered as part of the listed building consent.

Description

The building is one of the finest and most prominent designs of Giacomo (James) Leoni, the Venetian architect who first translated the work of Palladio into English, with long lasting consequences on the history of British architecture. Externally, the house had been designed to impress. It had been conceived as a clean-cut rectangular box, pedimented to the west, and with progressively simpler articulation to the south, east and north. A complex pattern of interlocking roofs, later concealed under a flat roof, has been lost, but as this had been concealed behind a continuous balustrade, such that the impacts of this loss have not impacted on perceptions of the exterior, nor its visual significance. The survival of the 12 prominent chimneystacks ensures that the historic profile of Clandon from afar has remained. The significance of the bold and somewhat austere form of the house as originally conceived by Leoni had been harmed by later and unevenly applied casement window fenestration (now perished in the fire) and poorly colour matched C20th stonework repairs; all changes that could be readily reversed. The large and cumbersome though practical porte-cochere added in the 1870's is regretted by some. A small late Eighteenth century/early Nineteenth century porch added centrally to the basement entrance of the north side has not harmed this significance due to its modest scale on the service aspect.

The outstanding significance of the house is enhanced by the no less outstanding significance of its parkland setting, which has its origins in the 17th century as an aggrandized hunting box with a pleasure ground. This developed as fashion and finance allowed, with a significant formal garden designed by Royal gardeners London and Wise, which was in turn re-arranged in the 1780's by Lancelot 'Capability' Brown. Although much eroded by poor management with access/ownership restrictions, sufficient evidence remains to reinstate the re-planned lakes, planting and rolling access to the west front of the house, and the wilderness area to the south, such that arrival through Brown's Merrow Lodges, with their early Eighteenth century iron gates as arranged by him, to approach the house such that its impact could be seen and understood, could be readily reinstated as he envisaged.

While the internal finishes and decorations have been lost in many places, the most

important architectural space, the cube Marble Hall, was one of the most exceptional in England. The two Rysbrack fireplaces and some of the contemporary plasterworks have also survived the fire, as has the continuity of rooms to the north and east of the Marble Hall, including the whole of the Speakers' Parlour, and sufficient parts of the Stone stair, Saloon, State Bedroom and Library. Elsewhere the floor plan of rooms arranged in enfilade remains clearly defined. Surviving also are significant areas of the basement, including the old kitchen and service corridor.

Socially, Clandon's significance lies in its long involvement with the Onslow family, whose prominent national and political role have impacted the status and development of its county town at nearby Guildford. The house served as an hospital in WWI, as a depository of the national records office in WWII, and accommodated of the Gubbay collection of porcelain and ceramics from the 1960's onwards. In its National Trust form, the house and its park have become a popular social amenity, especially for Guildford, whose eastern urban extent now reaches the Merrow Gates.

While much of its priceless collection has been lost, significant items and pictures have been salvaged to recreate something with sufficient authenticity to create at least a coherent part of pre-fire Clandon.

Significance

The Mansion house is of the highest significance in the national context and is fundamental to the character of Clandon Park. That said, its significance has been reshaped by the fire which occurred in 2015.

The asset's significance can be summarised as follows:

- as an early example of the neo-Palladian movement.
- considerable architectural and historic interest by virtue of its association with Giacomo (James) Leoni – an important figure in the early 18th Century Palladian movement. Only a small number of physical examples of his work survive thereby adding to the significance.
- as the centrepiece of an extensive park that was extensively re-shaped/re-landscaped by Lancelot 'Capability' Brown which is expressed in long and short views.
- the survival of the Speaker's Parlour and partial survival of the Marble Hall and Stone Stairs – provide a reminder of the property's original grandeur and aesthetic quality.
- the survival of internal wall enables an understanding of the house's internal layout as well as an appreciation of the scale of individual rooms
- its historical association with the Onslow Family, a family who have been prominently associated with the British Parliamentary system, as leading members of Whig aristocracy as well as having provided three Speakers of the House of Commons, an accomplishment that is commemorated within the fabric of the house in the form of the surviving Speakers Parlour.
- whilst the 2015 fire has greatly diminished the significance of the house's historic interiors, it has exposed previously concealed aspects of its archaeological and historic interest, including exposed structural elements which illustrate processes of

construction and early design changes.

Assessment of the impact of the proposal on significance

The elements of the proposal to be assessed in this section are:

- replacement and refurbishment of historic windows and external doors
- construction of new contemporary roof
- addition of an accessible external platform lift
- installation of Air Source Heat Pumps within associated enclosure and landscaping
- landscaping works

Replacement and refurbishment of historic windows and external doors

Windows:

The application seeks to repair fire damaged windows where they exist and reinstate lost windows throughout the mansion house in an approach which has been guided and informed by analysis undertaken by Charles Brooking an authoritative Architectural Historian. The windows would be restored and reinstated in a manner which accurately replicate the building's 18th and 19th century appearance, with any lost or existing window that formed a part of the 20th century alterations reinstated to their 18th century origin. In both instances (repair and reinstatement) the application stipulates and demonstrates that traditional materials and glazing/joinery will be used, and that frames, sash boxes and glazing bars will be crafted to honestly match existing historic profiles.

There are a small number of window units (six), concentrated at basement level, where the proposal limitedly deviates from the approach set out above to introduce a louvred panel in the place of the top lights. The purpose of the louvred panels is to facilitate the provision of ventilation/ extraction units to the proposed WC's (room B6), Plant room (room B10) and kitchen (rooms B19 & B20). In all instances the existing windows are proposed to be retained, and lost windows will be reinstated in their original form, although the installation of the louvres would require the top sashes of the windows to be fixed open. The louvred screen to the extract would be set substantially back from the window frame, whilst the louvres to the south and west elevations would be installed in line with the bottom sash.

External doors:

The external doors to the Palladio Room have been entirely lost and only fragments remain of the external doors to the Saloon. As little evidence survives to inform our understanding of the historic design of the basement door to the Palladio Room, the door has been designed to match the ground floor door to the Palladio Room, albeit in a scaled down form to match the proportions of the existing opening. By virtue of the surviving evidential sources, such as photographs and the remaining fragments the approach being proposed for the Saloon door is to be reinstated on a like-for-like basis, using the evidential sources as references.

Additionally, the doors to the north porch and the porte-cochere are proposed to be retained and sympathetically repaired.

Impact Assessment

The application's heritage statement suggests that the works to the external doors and windows will have a highly beneficial heritage impact. The Council's Conservation Officer is in agreement with these conclusions. The sympathetic conservation-led re-introduction and repair of a complete suite of windows and doors would allow for the whole sale restoration of the mansion house's external elevations, thereby allowing its architectural aesthetic qualities to be appreciated again, as well playing a significant role in creating a watertight and secure building envelope that helps to protect and safeguard the building and its remaining historic fabric for the future.

As such, it is considered that these proposed works have regard to the architectural and historic integrity that forms part of the significance of this grade I listed building, and that the property's intrinsic character is reinforced through the proposed application of materials, detailing and construction techniques. Therefore, it is found that the works are compliant with Policy D19 (2) and thereby accord with the expectations of section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990. It follows that no harm to significance is identified.

Construction of new contemporary roof

The original roof, constructed in 1730-33, was formed of twenty-three clay-tiled hipped roofs that sat behind a balustraded parapet. The roofs behind the north and south balustrades were orientated east-west, whilst the remaining roofs were orientated north-south. The roofs replicated the structural arrangement of the building below and were separated into three distinct groups, with eight roofs to the north cell (including one north-south-orientated roof), seven roofs to the central cell (solely north-south-orientated) and eight roofs to the south cell (including one north-south-orientated roof). The valleys between the hips were formed above the primary roof joists spanning north-south.

In 1956 this original roof structure was overclad with a copper flat roof, causing the removal of the majority of the material covering the hip structures. This intervention also saw the addition of new beams in both timber and steel spanning over the original ridge beams. This whole alteration resulted in the roof buildup being increased which, consequently had an impact on its visibility within the setting of the property. Simultaneously, the property's 36" tall chimney pots were all cut down/replaced. Later, in 2008, the copper roof was overlaid in lead, thereby increasing the roof buildup further as well as truncating and diminishing the prominence of the property's 12 brick chimney stacks.

The roof was destroyed by fire in 2015, leaving only the brick chimney stacks, roof parapet, and lead rainwater goods, including hoppers, to survive and consequently resulting in detrimental damage to the house's architectural and aesthetic quality.

The application seeks to reintroduce a new roof to the mansion house structure. The roof that is proposed is contemporary in nature, design and function and seeks the opportunity to introduce public access by means of terrace. There are a number of key design moves

associated with this proposal.

Roof structure and rooflights:

The roof structure is proposed as a continuous structure that would float above the masonry wall and which would be punctuated by 3 rooflights. Internally, the structure is expressed by an exposed timber soffit detail that articulates a rationalised layout of the original primary beams and a secondary grain referencing the historic timber tie joists whilst externally, its covered by brick paving landscape design that echoes and draws upon the plan of the walls beneath, and simple geometric forms found in historic plaster ceiling of their respective rooms.

The proposed three rooflights are to be located above the Marble Hall, Saloon and Palladio space. Their form and proportions are an abstraction of the geometry of the lost plaster ceilings of the corresponding respective rooms. In addition to providing natural daylight, the rooflights have been purposefully designed to incorporate automated vents that naturally ventilate the house thereby reducing the need for mechanical ventilation.

Impact Assessment:

The principle of reintroducing a roof over the building provides a heritage benefit because it not only allows for the return of a lost functional architectural element, restoring structural solidity to the building, but it also protects the building from future damage caused by exposure to the elements. Further to this it also enables the return and appreciation of internal enclosed volume of the property. Whilst the form, materiality and construction of the structure is radically different to that of any of the three roofs that previously existed, its low flat profile will ensure that the structure sits discreetly behind the mansion house's surviving balustrade parapet, thereby restricting its visibility in views of the house from within the immediate and wider setting. Its low profile will also ensure that the visual primacy is maintained for both the surviving stone balustrading and the 12 brick chimney stacks.

The proposed method of construction, particularly with regards to how the proposed new intervention interacts and responds to the surviving historic fabric, is considered to be appropriate, with significant care being given to providing a lightweight, materially sympathetic junction between new and surviving fabric.

Internally, visual appreciation of the roof structure throughout the whole of the mansion house would be a new architectural concept for the property, however with consideration to the property's post fire significance and the loss of the historic roof, the principle for doing this is not objected to. The approach being taken of exposed soffits expressing a rationalised layout of the original beams and a secondary grain referencing the historic secondary timber tie joists is considered to be both thoughtful and sympathetic, providing a degree of legibility to the property's pre-fire character and form.

The proposed rooflights, by virtue of their scale and geometry are considered to be a radical modern addition that would typically be contrary to the architectural and historic significance of this fine Georgian mansion house, however with consideration to the

property's post fire significance and the outright loss of the historic roof, together with the understanding that their form and proportions are an abstraction of the geometry of the lost plaster ceilings of the corresponding respective rooms below, their introduction is not objected to.

With consideration to the above, it is found that this aspect of the application has been designed with regard to the architectural and historic integrity that forms part of the significance of this grade I listed building, and that the property's intrinsic character is reinforced through the proposed application of materials, detailing and construction techniques. Therefore, the works are compliant with Policy D19 (2) and thereby accord with the expectations of section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990. It follows that no harm to significance is identified.

Roof pavilions:

One of the key design moves associated with the proposed scheme is the provision of public access to the roof for a unique, up-close experience of the surviving chimneys, as well as views across the Surrey countryside. To achieve this, the proposed new internal staircases and lift are required to extend to the roof, thereby requiring two pavilion structures where they emerge at roof level. The plan of these pavilions is of rectangular form and whilst dictated by the location of the stairs and lift core internally have been purposefully located towards the centre of the roof plan, nestled between the surviving chimney stacks with their parapets sitting in line with the existing stone chimney crown. The lift overrun, which forms part of the southern roof pavilion, has been consciously designed to minimise its size and massing on the roof, with its height being engineered to be the absolute minimum necessary.

Both structures have been consciously designed in a distinct simple modern language that references the fine stone sections and dressings of the mansion's façades. A simple external colonnade façade provides the structures with crisp articulation and the orientation of the majority of window having been intentionally located on inward facing elevations to mitigate light spillage. As a means of ensuring that architectural and visual primacy is maintained by the chimneys, the lift overrun is proposed to be clad in reconstituted stone that is tonally similar to that proposed for the pavilions. The cladding itself is proposed to have a fluted profile which would aid in breaking down the structures mass as well as consciously echoing the visual rhythm of the chimney pots.

Impact Assessment:

These are architectural elements that, despite their considerate and sensitively recessive design and positioning, would visually alter the historic roofscape in some key views in a limiting way, such as from the East Lawn (View 4), the Kitchen Garden (View 5b) and the South Garden (View 10). They would appear above the house's surviving parapet and by virtue of their profile, massing and scale would disturb the proportions and form of the mansion house, which is a component of the heritage assets significance, thereby representing a change from the post-fire baseline.

The supporting verified views information indicates that the proposed structures would not

be overly prominent, an outcome that has been substantially aided by the design team, who have worked to minimise the impact of both proposed structures, by means of positioning, design and materiality as required by the NPPF. Nevertheless, these adjustments have failed to remove the harm entirely and as such this element of the application fails to comply with Policies D19(1) & D19 (2), as the proposed works fail to conserve, enhance, or better reveal the significance of this grade I listed mansion house and its setting. The level of harm caused by these additions would be at the low end of less-than-substantial harm when taking into consideration the post-fire significance of the property, and thereby in accordance with Policy D18(3) the identified harm will need to be considered in line with paragraphs 213 and 215 of the NPPF and Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 .

Rooftop kiosk

Integrated within the northern pavilion is a kiosk area that would provide light refreshments for visitors to this space. Its positioning on the east side of the proposed terrace has been informed by wind analysis that indicates that this area achieves wind levels suitable for seating. The kiosk will serve through three openings, closed and protected by metalwork awnings, inserted into the masonry wall and maintain the rhythm of the proposed roof pavilions colonnade. Supplementing this kiosk would be areas of non-permanent seating and shade in a form akin to hardwearing garden furniture, however the precise area/s have not been defined within any submitted material.

Impact Assessment:

Whilst the aspirations for providing light refreshment provisions at roof terrace level are understood, there is a concern that such a provision would require areas of non-permanent seating and shade, and thereby necessitate the introduction of visually prominent furniture such as parasols, outdoor heaters or other atypical features that are contrary to the character of a traditional mansion house roofscape. The indicative visuals contained within the Design and Access Statement indicate that the likely areas for such furniture would be north and east of the proposed kiosk, close to edges of the roof, as such, it is fair to assume that such features are likely to be observed above the mansion house's surviving parapet, and their perception and impact would be dependent upon scale and colouring. Equally, their presence towards the edges of the roof would diminish the visual primacy of the surviving chimney stacks in the areas in which they would be located.

Whilst there is acknowledgement that the concerns noted above regarding such furniture are likely to be seasonal and also non-permanent in nature, it is still considered that this element would result in a feature that fails to conserve, enhance or better reveal the significance of this grade I listed mansion house and its setting. The level of harm caused by this addition would be at the low end of less-than-substantial when taking into consideration the post-fire significance of the property, and thereby in accordance with Policy D18(3) the identified harm will need to be considered in line with paragraphs 213 and 215 of the NPPF and Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Rooftop planters and planting

A number of raised planting beds, associated planting, and bench seating are proposed to enhance the public experience on the proposed roof terrace. These are positioned from the roof's edge to prevent visibility from ground level views and to allow visitors to walk around the roof. The planting would be guided by both historic, aesthetic and environmental considerations as well as by the principle that it should not be visible from ground level.

Impact Assessment:

The proposed rooftop planters and planting, by virtue of their scale and geometry are considered to be a significant modern addition that would typically be contrary to the architectural and historic significance of this fine Georgian mansion house. However, with consideration to the property's post fire significance and the outright loss of the historic roof, together with the fact that they have been designed and developed to integrate into the new roofscape sympathetically with considerate placement, scale and materiality, their introduction is not objected to.

This aspect of the application has been designed with regard to the architectural and historic integrity that forms part of the significance of this grade I listed building, and that the property's intrinsic character is reinforced through the proposed application of materials, detailing and construction techniques. Therefore, it is considered that the works are compliant with Policies D19 (1) and D19 (2) and thereby accord with the expectations of section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990. It follows that no harm to significance is identified.

Rooftop balustrade

To enable safe access for visitors to the proposed roof terrace an additional balustrade is required. This balustrade would sit around the full perimeter of the roof and would be inset from the existing stone balustrade, the inset distance being a reference to the extent to which the historic hipped roof was set back. The proposed design is for a simple metal balustrade, formed of circular uprights with a timber handrail. A down light would be recessed into the underside of the handrail, providing perimeter lighting to the terrace in accordance with Building Regulations.

Impact Assessment:

At roof level the form, design, materiality and positioning of the proposed balustrade is considered to be appropriately recessive and thus acceptable. The decision to provide a set back from the historic stone balustrade is welcomed, not only because it signifies the extent to which the historic hipped roof was set back, but more importantly that it serves to protect and safeguard this fragile fabric. The set back, in combination with the balustrading's simple permeable design, minimises the visibility of the proposed new balustrading at ground floor level, thereby preserving the visual primacy of the surviving historic balustrading.

The proposed inclusion of down lights on the underside of the handrail is acknowledged,

however, it is considered that the inclusion of this feature would not result in harm to significance.

It is found that this aspect of the application has been designed with regard to the architectural and historic integrity that forms part of the significance of this grade I listed building, and that the property's intrinsic character is reinforced through the proposed application of materials, detailing and construction techniques. Therefore, the works are compliant with Policies D19 (1) and D19 (2) and thereby accord with the expectations of section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990. It follows that no harm to significance is identified.

Addition of an accessible external platform lift

Platform lift

A platform lift is proposed to be installed into the basement lightwell which adjoins the Palladio Room. This is to facilitate the provision of level of access between the basement and the gardens to the east and south of the mansion house. The details provided inform that the platform lift would be installed within the eastern corner of the lightwell. Its presence will be articulated by the inclusion of a series of wood fibre panels finished in a lime render that would be attached to the east and south walls of the lightwell, providing a level vertical surface to allow the installation and conceal the lifts guide tracks. At garden level existing stone coping would be replaced to facilitate a level threshold for exit and entry of the lift, together with a new iron gate that would be sensitively integrated into the existing metal balustrading that is installed around the lightwell's perimeter.

Impact Assessment:

The lightwell, which was constructed in the mid-19th century, is considered to be of some significance due to its proximity and close architectural relationship with the mansion house. The structure is very much a utilitarian space devoid of decorative fabric or treatment, the exception to this is the restrained iron balustrading that is attached around the perimeter, which can be ascribed some limited architectural significance.

It is acknowledged that the introduction of this modern facility would result in the alteration of a small amount of historic fabric including the existing stone coping and metal balustrading, however, there is also an appreciation of the applicant's aspirations for universal access throughout the mansion house. Lengthy pre-application discussions have been had seeking to find alternative feasible solutions that would be less harmful, however, the approach that is being proposed has been demonstrated through that process as being the least visually invasive and most sensitive to the property's architectural and historical significance by virtue of its recessive positioning, its lightweight integrated design treatment and minimal fabric interventions.

With consideration to the above, it is found that these proposed works have regard to the architectural and historic integrity that forms part of the significance of this grade I listed building, and that the property's intrinsic character is reinforced through the proposed application of materials, detailing and construction techniques. Equally, as the proposed

platform lift location is concealed within the basement lightwell, its introduction would not result in an appreciable change to the mansion house's setting. Therefore, the works are compliant with Policy D19 (2) and thereby accord with the expectations of section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990. It follows that no harm to significance is identified.

Addition of air source heat pumps within associated enclosure and landscaping

A new enclosure housing Air Source Heat Pumps (ASHP) is proposed adjacent to the north courtyard. Several locations for the ASHP have been rigorously explored and tested through conversations with Historic England, Guildford Borough Council and Surrey County Council and have subsequently been discounted due to heritage, ecology or landscape impacts with the proposed location having been determined as having the least collective impact on the historic landscape and setting of the grade I listed mansion house.

Impact Assessment:

The introduction of the proposed ASHP and their enclosure compound, which would also include the existing detracting substation, would result in an adverse change and some visual intrusion to the setting of the highly significant grade I listed mansion. It is recognised that the scale, massing and materiality of the ASHP compound has been consciously designed to be as small as is viable, whilst also taking the opportunity to enclose the existing detracting substation and integrating additional planting, however despite these efforts it still results in a sizable compound structure of conflicting architectural character sitting in close proximity to the house.

Its positioning means that there would be views of the enclosed compound from the North Court and through windows in the north elevation, as well as from the proposed roof terrace. Equally, the audible output of the ASHP units would have limited disturbance by virtue of background noise on the mansion house's natural rural setting.

Whilst acknowledging that the location of the ASHP has been rigorously tested to minimise heritage, ecology and landscape impact, it is deemed that this element of the application would result in a negative impact on the setting and experience of the grade I listed mansion house. The level of harm caused by this addition would be at the low end of less-than-substantial when taking into consideration the post-fire significance of the property, and thereby in accordance with Policy D18(3) the identified harm will need to be considered in line with paragraphs 213 and 215 of the NPPF and Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Landscaping works

The application seeks consent for a suite of landscaping works which primarily focus on improving the visitor experience within the north court and west court, which collectively form the key arrival spaces for visitors to Clandon.

The proposed works consist of:

- improvement pedestrian access by virtue of a new accessible entrance path
- the removal of a small section of the North Court Wall
- hard landscape works to the North Courtyard and West Court
- resurfacing and demarcating of eight accessible bays
- the provision of six EV charging parking bays

New accessible entrance path

A new accessible entrance path, together with reinstated estate fencing is proposed to improve pedestrian access to the house and as such will connect the existing car park to the North Court. The proposed route and materials have been chosen to minimise impacts on existing trees along the route of the path. The gradient, of no steeper than 1:21, has been designed to provide equal access for all and the pathway shall include a bench rest points within 50m of the proposed visitor entrance. The path itself will be characterised by a self-binding gravel surface, with steel edging. The existing car park, accommodating approximately 150 parking spaces, will remain and does not form part of the application site area, except for eight new accessible parking spaces, cycle parking spaces and the space allocated to accommodate electric vehicle charging spaces.

Landscape works to North Courtyard and West Court

The following proposed works seek to provide both an accessible entrance at the North Court and general landscaping/visitor arrival enhancements at both the North and West Court:

- replacement of modern twentieth century cobble setts with self-binding gravel at North Court entrance
- removal of a section of the North Court Wall
- addition of bench seating
- reinstatement of the carriage loop form of the West Court
- creation of a service bay with automated vehicular sliding gate

Impact Assessment:

Whilst there is an element of limited and localised loss of fabric, the fabric that would be impacted is considered to be of limited architectural or historic significance. As such the landscaping works set out above including the entrance path are considered to have regard to the architectural and historic integrity that forms part of the significance of this grade I listed building, and that the property's intrinsic character is reinforced through the proposed application of materials, detailing and construction techniques. The works are also considered to be appropriately responsive to the designed formality of the mansion house's immediate setting to the north and west. Therefore, the works are compliant with Policies D19 (1) and D19 (2) and thereby accord with the expectations of section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990. It follows that no harm to significance is identified.

Overall, the level of harm identified to the significance of the mansion house and its setting

is found to be at the low end of less-than-substantial which arises from the construction of the new contemporary roof, with its associated pavilions, kiosk etc and the installation of air source heat pumps.

This level of harm to a very important Grade I listed building will be considered in the final section of the report.

The impact on surrounding heritage assets and their setting

As noted above there are a number of listed buildings in the immediate area, both within the estate and outside. The impact on these structures will be set out below.

Grotto - Grade: II

Description

This garden grade II listed grotto structure is located about 60m to the south side of Clandon House and forms an integral part of its setting. It is constructed from rubble stone in a rustic fashion set within a lattice of bricks and is believed to date to the early 18th century, as such it is a rare and early example of this type of prestigious garden feature. Its position on axis and in clear view of the rooms on the south side of the Mansion was clearly an intentional part of its design. It was likely inspired by the famous at Twickenham, built between 1720 -25 for Alexander Pope.

Significance

The Grotto is a structure of high significance for reasons of the following:

- its early 18th century date of construction makes it a rare early example of such a garden feature in England.
- its likely association with Giacomo (James) Leoni – The Grotto's date of construction coincides with the date of construction of the house, and this combined with similarities to other known structures by Leoni, makes it likely that he was its designer.
- its axial positioning with the rooms on the south side of the Mansion evidences a clear designed intent for the structure to have a 'eyecatcher' relationship with the house. This relationship still remains legible.
- it is a forerunner of the grottos at Stourhead, Goldney and Painshill.

Assessment of the impact of the proposal on significance

The principal consideration for this heritage asset is whether or not the proposed works result in harm to its setting. Given that the matter being considered here is impact on setting, the focus is on the following elements of works:

- replacement and refurbishment of historic windows and external doors.
- construction of new contemporary roof
- addition of an accessible external platform lift

- addition of air source heat pumps within associated enclosure and landscaping
- landscaping works

It is considered that the proposed works to the roof would result in a limited degree of harm to the setting of this heritage asset. This harm would arise from the perceptibility of the proposed roof pavilions which are contrary to the character of a traditional mansion house roofscape. It is fair to say that the supporting verified view visual relating to this heritage asset (view 10) demonstrates that these proposed interventions are likely to be observed above the mansion house's surviving parapet by virtue of their scale, and massing.

It is deemed that this element of the application would result in a negative impact on the setting and experience of this unique garden structure to a very limited degree. The level of harm caused by this addition would be at the very low end of less-than-substantial when taking into consideration the significance of the heritage asset, and thereby in accordance with Policy D18(3) the identified harm will need to be considered in line with paragraphs 213 and 215 of the NPPF. It should be noted that this conclusion has been reached with due consideration to the benefits arising from the restoration of the mansion house's external elevations.

Level of harm identified: Very low end of less-than-substantial which arises from the construction of a new contemporary roof. In accordance with Policy D18(3) the identified harm will need to be considered in line with paragraphs 213 and 215 of the NPPF and Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Merrow Lodge and Gates - Grade: II*

Description

This grade II* listed finely proportioned set piece structure is located at the south-western corner of the estate, at the Epsom Road (A25) and Park Lane junction. It marks the 18th century main entrance to estate. The structure consists of pair of single storey, square, stucco, lodge buildings designed by Lancelot Brown (1776) which are connected by an early Eighteenth century wrought iron and gilt decorated screen with double gate, topped by a crested overthrow. The ironwork has been attributed to Jean Montigny and Warner and it is believed to have been moved by Brown from the forecourt of the Clandon Park House.

The lodges and gates do not form part of the immediate setting of Clandon Park House and equally there is no direct intervisibility between this asset and the grade I listed house, however both assets are co-visible from the historic driveway that was designed and created by Brown. This drive leads through the parkland via a lime avenue (planted between 1897 and 1920) in a north-east direction towards Temple Court and then east to the mansion house.

The structure which is the first part of the Brown's new approach sequence is overtly decorative and highly aesthetic. It forms an important element of the house's wider setting, playing an important and intentional role in providing theatre for visitors, as well as

signifying the grandeur and aesthetic quality of the house and wider estate that lie beyond. Its position on the Guildford side of the estate also signals the historic importance of the Onslow family's social and political relationship with the town.

Significance

The gates are a structure of high significance based on the following:

- the association with:
 - Lancelot 'Capability' Brown (1715/16 – 1783) – English gardener and landscape architect who redesigned hundreds of large-scale parks and gardens throughout Britain and developed the naturalistic style, based on the principles of comfort, economy and elegance, which has become renowned throughout the world; and
 - Jean Montigny – A master smith who worked during the early 18th Century and whose (proven) work survives limitedly.
- as an integral role in Lancelot Brown's remade landscape and approach sequence to the Mansion.
- by virtue of the gates being an earlier surviving element of the pre-Brown landscape which also exhibits a fine degree craftsmanship.
- the highly decorative and grand aesthetic of the set piece together with its chosen situation signals not the status of the Onslow family but also their social and political connections with Guildford.
- group value with the house and wider estate.

Assessment of the impact of the proposal on significance

The principal consideration for this heritage asset is whether or not the proposed works result in harm to its setting. Given that the matter being considered here is impact on setting, the focus is on the following elements of works:

- replacement and refurbishment of historic windows and external doors.
- construction of new contemporary roof, including three rooflights and public terrace.
- construction of two roof pavilions incorporating, stair cores, a lift over run, accessible WC and a refreshment kiosk.
- addition of an accessible external platform lift
- addition of air source heat pumps within associated enclosure and adaptation of existing substation with associated trenching.
- works to landscape including the provision of a new accessible footpath with lighting and railings, new planting and the alteration of a wall between the North Court and West Forecourt.
- the provision of accessible parking spaces, electrical vehicle charging and cycle parking

This highly decorative set piece structure is located approximately 1.2 km to the south-west of Clandon Park House. It is a structure that has considerable inherent architectural significance, interest through its association with 'Capability' Brown and the wider Clandon

estate, and illustrative interest in its form and fabric. It also has group value with the House although, since the lodges and gate are not seen from the House (or vice versa) that interest is experiential rather than visual.

It is important to note that the design intentions for this set piece structure were outwardly focused, i.e. to provide a grand and theatrical sense of arrival for visitors and guests, as well as signifying the social and political status of the family to those who pass by the estate. It was never designed to be appreciated internally from within the parkland estate, thus the asset is best appreciated and experienced in closer views and its setting is more closely related to that of its immediate context beyond the estate. With consideration to the distance between this asset and Clandon Park House where the above works are focused, the absence of intervisibility, together with the design intention of the lodge and gates, it is found that the proposed works would not interfere with, or affect, the relationship between this heritage asset and the designed parkland landscape of the estate, or the House. Neither would the lodges and gate's architectural interest be compromised, nor one's ability to appreciate that. As such no harm is identified.

Level of harm identified: No harm to significance.

Māori Meeting House (Hinemihi) - Grade: II

Description

Hinemihi is a Grade II listed Māori meeting house which was relocated from New Zealand to Clandon Park in 1892, by the 4th Earl of Onslow, the Governor of New Zealand. She (Hinemihi) was originally the meeting house for Ngāti Hinemihi, a tribe which relocated to Te Wairoa in the North Island of New Zealand, circa mid Nineteenth century. She is considered by the tribe as a physical embodiment of an honoured ancestress and a living being. Integral to her simplistic structure are 23 original ornately decorated wood carvings depicting the influences of the interaction between the traditional Māori and European cultures, produced by renowned Māori sculptors.

Significantly, she is the only Māori meeting house in Britain and is one of only four historic Māori meeting houses that can be found outside of New Zealand. Other locations include Germany and the United States of America, and in each case are in the care of a museum. This therefore make Hinemihi unique as she is still capable of carrying on her cultural role as a marae (ceremonial space).

Upon her introduction to Clandon Park, which is a Grade II Registered Park and Garden, she took residence beside the lake, however, was eventually moved to her current location, to the west of Clandon House (Grade I listed), under a large tree, between 1925 and 1934. With the exception of the carvings, much of her original structural fabric has been replaced, thereby adding greater significance to her remaining original fabric.

Significance

Hinemihi is a structure of considerable significance based on the following:

- as being one of only four 19th Century Māori meeting houses outside of New Zealand and the only example in Britain.
- her cultural importance to the Māori and Polynesian community, both locally, nationally, and internationally as the only historic functional marae (ceremonial space) outside of New Zealand, as well as a place to remember and celebrate ancestors and family back home in Aotearoa (New Zealand).
- her connection to her original settlement of Te Wairoa on New Zealand's North Island which was destroyed by the eruption of Mount Tarawera in 1886.
- her cultural importance to Māori who built her - she is a physical embodiment of an honoured ancestress of Ngāti Hinemihi and is considered a living being.
- the survival of many of her original carvings which were crafted by Wero and Tene Waitere who are considered to be masters of their art and amongst the best Māori wood carvers.
- her historical association with the 4th Earl of Onslow, Governor of New Zealand and the Onslow family, historic owners of the Clandon Park House – she is a material representation of the family's link and personal connection with New Zealand.
- her relocation from New Zealand serves as a curiosity for visitor to Clandon Park, not only providing an opportunity for visitors to appreciate Māori and Polynesian culture and history, but also provides a platform to consider and reflect on how Britain's past colonial relationships have a legacy in the UK today.

Assessment of the impact of the proposal on significance

The principal consideration for this heritage asset is whether or not the proposed works result in harm to its setting. Given that the matter being considered here is impact on setting, the focus is on the following elements of works:

- replacement and refurbishment of historic windows and external doors.
- construction of new contemporary roof
- addition of an accessible external platform lift
- addition of air source heat pumps within associated enclosure and landscaping
- landscaping works

It is considered that the proposed works to the roof would result in a limited degree of harm to the setting of this heritage asset. This harm would arise from the perceptibility of the proposed roof pavilions as well as the introduction of visually prominent furniture such as parasols, outdoor heaters or other atypical features, both of which are contrary to the character of a traditional mansion house roofscape. It is fair to say that the supporting verified view visual relating to this heritage asset (view 4) demonstrates that these proposed interventions are likely to be observed above the mansion house's surviving parapet by virtue of their scale, massing and in the case of the roof terrace furniture, colouring.

It is deemed that this element of the application would result in a negative impact on the setting and experience of this cultural unique structure to a very limited degree. The level of harm caused by this addition would be at the very low end of less-than-substantial when taking into consideration the significance of the heritage asset, and thereby in accordance

with Policy D18(3) the identified harm will need to be considered in line with paragraphs 213 and 215 of the NPPF. It should be noted that this conclusion has been reached with due consideration to the benefits arising from the restoration of the mansion house's external elevations.

Level of harm identified: Very low end of less-than-substantial which arises from the construction of a new contemporary roof. In accordance with Policy D18(3) the identified harm will need to be considered in line with paragraphs 213 and 215 of the NPPF and Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Temple to the North of Clandon Park - Grade: II

Description:

Known as Temple of the Winds, this stone constructed, Greek Revival stylised, landscape feature is situated within the parkland estate, approximately 240m to the north of Clandon House on the north-east edge of the South Pool. It is circular in its form and is covered over by a copper dome that is supported by six Ionic columns. The structure dates to 1838 and is attributed to W & HW Inwood, however, it is not original to the Clandon Park Estate. The diminutive structure was first erected at nearby Clandon Regis, home of the 3rd Earl of Onslow and was only moved to Clandon Park in 1924 by the 5th Earl, Richard William Onslow.

Significance:

The Temple is a landscape feature of considerable significance based on the following:

- as being an attractive piece of work associated the father and son architects W and H. W. Inwood who made an important contribution to the Greek Revival in English architecture.
- its connection with Clandon Regis and the Onslow family - Clandon Regis is a grade II listed property of Georgian origins (1825) that is located across the road (The Street) from Clandon Park. It was purchased and substantially altered by the 3rd Earl of Onslow, Arthur George Onslow, who bought the property in the late 1820's, after walking out of Clandon Park after a family quarrel, with the intention of making the house more magnificent than Clandon House. Given the 1838 date of construction for the Temple, together with the Onslow family ownership of Clandon Regis, this is a feature that forms part of Onslow built legacy.
- as an attractive feature and landmark within the Pleasure Ground section of the estate, which is visible from the north side of the Mansion.

Assessment of the impact of the proposal on significance:

The principal consideration for this heritage asset is whether or not the proposed works result in harm to its setting. Given that the matter being considered here is impact on setting, the focus is on the following elements of works:

- replacement and refurbishment of historic windows and external doors.
- construction of new contemporary roof
- addition of an accessible external platform lift
- addition of air source heat pumps within associated enclosure and landscaping
- landscaping works

It is considered that the proposed works to the roof would result in a limited degree of harm to the setting of this heritage asset. This harm would arise from the perceptibility of the proposed roof pavilions as well as the introduction of visually prominent furniture such as parasols, outdoor heaters or other atypical features, both of which are contrary to the character of a traditional mansion house roofscape. It is fair to say that the supporting verified view visual relating to this heritage asset (view 20) demonstrates that these proposed interventions are likely to be observed above the mansion house's surviving parapet by virtue of their scale, massing and in the case of the roof terrace furniture, colouring.

It is deemed that this element of the application would result in a negative impact on the setting and experience of the grade II listed landscape feature to a very limited degree. The level of harm caused by this addition would be at the very low end of less-than-substantial when taking into consideration the significance of the heritage asset, and thereby in accordance with Policy D18(3) the identified harm will need to be considered in line with paragraphs 213 and 215 of the NPPF. It should be noted that this conclusion has been reached with due consideration to the benefits arising from the restoration of the mansion house's external elevations.

Level of harm identified: Very low end of less-than-substantial which arises from the construction of a new contemporary roof. In accordance with Policy D18(3) the identified harm will need to be considered in line with paragraphs 213 and 215 of the NPPF and Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Barn at Temple Court - Grade: II

Description

The Barn forms part of a collection of buildings and structures that stand south of the centre of the park and approximately 500m west of the mansion house. The grouping is focused upon a multi phased house known as Temple Court, which is considered to date to the 17th Century. The historical development of Temple Court is not fully understood, but its origins as a medieval manorial centre owned at one time by the Knights Templar, suggests a rich history.

The Barn which now serves as a stable, stands approximately 25m north of Temple Court.

The seven-bay timber frame structure dates to the eighteenth century and is covered over by large plain tiled, half hipped roof that is supported by Queen post trusses, which extend down as catslides over the aisles.

Significance

The Barn is a structure of high significance based on the following:

- it is illustrative of well-preserved eighteenth century manorial architecture within the locality.
- its use of vernacular material and traditional building techniques in its construction.
- the Barn shows the evolution of Clandon Parks grounds and setting.
- it forms part of group of buildings that are collectively referred to as Temple Court.

Assessment of the impact of the proposal on significance

The principal consideration for this heritage asset is whether or not the proposed works result in harm to its setting. Given that the matter being considered here is impact on setting, the focus is on the following elements of works:

- replacement and refurbishment of historic windows and external doors.
- construction of new contemporary roof, including three rooflights and public terrace.
- construction of two roof pavilions incorporating, stair cores, a lift over run, accessible WC and a refreshment kiosk.
- addition of an accessible external platform lift
- addition of air source heat pumps within associated enclosure and adaptation of existing substation with associated trenching.
- works to landscape including the provision of a new accessible footpath with lighting and railings, new planting and the alteration of a wall between the North Court and West Forecourt.
- the provision of accessible parking spaces, electrical vehicle charging and cycle parking

This listed Barn is located approximately 500m from Clandon Park House. It is a historic structure that is not visible from the mansion house itself as a consequence of its position being shielded by the garden centre development that sits within the historic kitchen walled garden, as well as the established dense belt of trees that sits to the east of the garden centre. Whilst the structure forms an architectural component of the estate and does draw some of its significance from this, its setting is more closely related to those immediate structures that make up Temple Court, including Temple Court itself, the surrounding equine and storage outbuildings and the historic kitchen walled garden as opposed the mansion house itself. Therefore, development proposals that focus upon the mansion house are unlikely to result in a prejudicial impact on this heritage asset.

With consideration to the distance of the Barn from the mansion house and the intervening screening arising from the prevailing development and landscape features, it is determined that the proposed works listed above would not result in a change to the way that this heritage asset is experienced and appreciated and equally would not adversely affect the listed barn's setting and thus would not harm its significance.

Level of harm identified: No harm to significance.

Dovecot at Temple Court - Grade: II

Description

The Dovecot forms part of a collection of buildings and structures that stand south of the centre of the park and approximately 500m west of the mansion house. The grouping is focused upon a multi phased house known as Temple Court, which is considered to date to the seventeenth century. The historical development of Temple Court is not fully understood, but its origins as a medieval manorial centre owned at one time by the Knights Templar, suggests a rich history.

The Dovecot which stands around 15m to the south of Temple Court and is used as an estate office, dates to the eighteenth century is constructed from flint rubble on a brick edge plinth and is covered over by a pyramidal plain tiled roof that is accented by a central timber lantern.

Significance

The Dovecot is a structure of high significance based on the following:

- it is illustrative of well-preserved 18th Century manorial architecture within the locality.
- its use of vernacular material and traditional building techniques in its construction.
- it shows the evolution of Clandon Parks grounds and setting.
- the Dovecot forms part of group of buildings that are collectively referred to as Temple Court.

Assessment of the impact of the proposal on significance

The principal consideration for this heritage asset is whether or not the proposed works result in harm to its setting. Given that the matter being considered here is impact on setting, the focus is on the following elements of works:

- replacement and refurbishment of historic windows and external doors.
- construction of new contemporary roof, including three rooflights and public terrace.
- construction of two roof pavilions incorporating, stair cores, a lift over run, accessible WC and a refreshment kiosk.
- addition of an accessible external platform lift.
- addition of air source heat pumps within associated enclosure and adaptation of existing substation with associated trenching.
- works to landscape including the provision of a new accessible footpath with lighting and railings, new planting and the alteration of a wall between the North Court and West Forecourt.
- the provision of accessible parking spaces, electrical vehicle charging and cycle parking.

This listed Dovecot is located approximately 500m from Clandon Park House. It is a historic structure of diminutive height and scale that is not visible from the mansion house itself as a consequence of its position being shielded by the garden centre development that sits within the historic kitchen walled garden, as well as the established dense belt of trees that sits to the east of the garden centre. Whilst the structure forms an architectural component of the estate and does draw some of its significance from this, its setting is more closely related to those immediate structures that make up Temple Court, including Temple Court itself, the 18th Century timber framed Barn and the historic kitchen walled garden as opposed the mansion house itself. Therefore, development proposals that focus upon the mansion house are unlikely to result in a prejudicial impact on this heritage asset.

With consideration to the distance of the Dovecot from the mansion house; the Dovecot's diminutive height and scale; and the intervening screening arising from the prevailing development and landscape features, the proposed works listed above would not result in a change to the way that this heritage asset is experienced and appreciated and equally would not adversely affect the listed dovecot's setting and thus would not harm its significance.

Level of harm identified: No harm to significance.

Cranley Cottages and Lodge - Grade: II

Description

This whimsical 'Old English' grade II listed structure is situated along the Estate's eastern boundary. It fronts on to main street (The Street) of the village of West Clandon and marks a new entrance to the Estate that was established in 1884 for visitors arriving by train.

The two-storey terraced property is formed of five units, plus a square-headed archway providing access to Clandon Park estate, which was designed by George and Peto in a half-timbered style. The base and ground floor of the architectural composition is constructed from red brick, whilst the jettied upper storey is faced in either tile hanging (right end units) or exposed decorative timber frame (central and left units). The entire structure is covered over by a red plain tiled pitched roof that is accented by a series of tall, corbelled chimney stacks.

Whilst the cottages and lodge are a component of the estate, their setting is more shaped and influenced by the streetscape and landscaping characteristic in its immediate context, i.e. Dibbles and Fludyers.

Significance

The significance of these assets is based on the following:

- as being an attractive "Arts and Craft" stylised domestic architectural composition with a historical association with the eminent architect Ernest George.
- incorporates many of the idiosyncratic decorative and architectural elements of the

Arts and Craft movement:

- asymmetry
 - clarity of form and construction
 - craftsmanship
 - material variety
- use of vernacular material and traditional building techniques in its construction
 - its development reflects the response of the Clandon Estate to the development of the New Guildford railway line that was built to the north of the Estate, and the construction of Clandon Station in 1885. It also signifies the importance of the railway during the latter part of the 19th Century.

Assessment of the impact of the proposal on significance

The principal consideration for this heritage asset is whether or not the proposed works result in harm to its setting. Given that the matter being considered here is impact on setting, the focus is on the following elements of works:

- replacement and refurbishment of historic windows and external doors.
- construction of new contemporary roof, including three rooflights and public terrace.
- construction of two roof pavilions incorporating, stair cores, a lift over run, accessible WC and a refreshment kiosk.
- addition of an accessible external platform lift
- addition of air source heat pumps within associated enclosure and adaptation of existing substation with associated trenching.
- works to landscape including the provision of a new accessible footpath with lighting and railings, new planting and the alteration of a wall between the North Court and West Forecourt.
- the provision of accessible parking spaces, electrical vehicle charging and cycle parking

This heritage asset is located approximately one kilometre from Clandon Park House with a considerable amount of intervening vegetation and tree coverage of the wider Park that lies in between. As such, by virtue of the stated distance, existing topographical variation, and mature vegetation there is no intervisibility between these two assets, further, opportunities for these two assets to be viewed together in the same view are unlikely. Equally, it is found that the proposed works will not result in a change to the way that this heritage asset is experienced and appreciated.

Giving consideration to the above, together with the fact that the setting of the cottages is more defined by its immediate context, the proposed works cited above would not, directly or indirectly, harm the significance or setting of this heritage asset.

Level of harm identified: No harm to significance.

Church of St Peter and St Paul - Grade: II*

Description

The church stands on the west side of the A247, close to its junction with the A246 at the southern end of the village of West Clandon. The highly characterful Church is located within the West Clandon Conservation where it is located set back off and higher than The Street, giving good views of the Church, located within its rural churchyard. The northern boundary of the Churchyard adjoins Clandon Park Estate, where there is historical links between the Church and the Onslow family of Clandon Park.

The church itself is a small, Norman building, constructed of knapped flint with clunch dressings and some additional Bath stone dressings, dating from the restoration of the church in 1874 by J. C. Boys. The church consists of a chancel with an aisleless nave, constructed around 1180. The dimensions of the nave (roughly half as wide as it is long) is somewhat unusual for an aisleless church of this period. This gives a relatively spacious feel to a small church. On the North side of the church are the vestry (added 1874) and a tower of four stories consisting of meeting room and mezzanine (added in the 1990s), ringing chamber, and belfry. The original tower of the church was replaced in 1874 with a much grander tower than at present. The upper, timber part of this tower was destroyed by fire in 1913, and a smaller belfry and spire was added in 1914 by the architect T.G. Jackson.

The churchyard lies mainly to the south, west and north of the church building (the A247 is close to the boundary wall on the eastern side). This has an elevated level immediately around the church (the church being built on a slight mound within the churchyard), and a lower level, principally to the north-east of the site. The churchyard contains a number of old graves, particularly on the north side although for many decades all burials have taken place in the graveyard which is separate from the churchyard, across the road.

Significance

The church is a structure of high significance based on the following:

- it is a strong example of medieval ecclesiastical architecture
- the existing structure, having been subject to additions and remodelling, reflects and evidences the evolution of ecclesiastical building traditions and styles.
- the use of contrasting form, fabric and scale to the prevailing vernacular to establish and reinforce its civic and functional prominence and historical importance within the hierarchy of the village.
- it serves as an important landmark in the street scene and the wider village.
- the retention of historic fabric and furniture including commemorative monuments.
- as a historic place of worship for the local parish, representing the importance and influence of Christianity within the village.
- its historical links with the Onslow Family and Clandon Park and its historical associated with the distinguished architect Thomas Graham Jackson – known for his work in Oxford, including the Bridge of Sighs at Hertford College.

Assessment of the impact of the proposal on significance

The principal consideration for this heritage asset is whether or not the proposed works result in harm to its setting. Given that the matter being considered here is impact on setting, the focus is on the following elements of works:

- replacement and refurbishment of historic windows and external doors.
- construction of new contemporary roof, including three rooflights and public terrace.
- construction of two roof pavilions incorporating, stair cores, a lift over run, accessible WC and a refreshment kiosk.
- addition of an accessible external platform lift.
- addition of air source heat pumps within associated enclosure and adaptation of existing substation with associated trenching.
- works to landscape including the provision of a new accessible footpath with lighting and railings, new planting and the alteration of a wall between the North Court and West Forecourt.
- the provision of accessible parking spaces, electrical vehicle charging and cycle parking.

The church is located outside of the Clandon Park estate to the west of the house, and whilst it sits approximately 180m from the mansion house its presence cannot be distinguished, due to the well-established and substantial tree belt that defines the eastern edge of the estate and surrounds the church and its churchyard. By virtue of this mature landscaping helping to contain the site, the special interest/significance of this grade II* listed asset which is embodied in the architectural (aesthetic), historic, archaeological and spiritual value of the building and associated churchyard is exclusively experienced within the asset's immediate context. As such, its significance, along with the way that this heritage asset is experienced and appreciated will remain unaffected by the proposed works cited above, thus no harm is identified.

Level of harm identified: No harm to significance.

Clandon Park Registered Park and Garden - Grade: II

Description

Clandon Park consists of gardens and pleasure grounds within a c.220ha landscaped parkland which serves as the historic and current setting to Clandon House. The design of the landscape was advised by Lancelot 'Capability' Brown and is, therefore nationally important as an example of his work. Further to this, although now largely concealed, Clandon is also significant as a well-documented example of the leading seventeenth century gardeners, London and Wise, along with a mid-Eighteenth century 'Kentian' phase and the largely lost plantsman's gardens created by the 4th Earl between 1870 and 1911.

The original main entrance to the park was from the south-west corner of the park and is marked by the presence of a pair of lodge buildings (grade II*) designed by Lancelot Brown which flanks an early eighteenth century wrought iron gate. This drive leads through the parkland via a lime avenue (planted between 1897 and 1920) in a north-east direction towards Temple Court and then east to the mansion house.

The mansion house is flanked by formal lawns to the south and east, this includes an eight sectioned parterre which is a fairly recent addition to the site, having been laid out in 1978 to the design of John Fowler and Paul Miles for the National Trust. From the parterre, which is on level ground, the ground slopes up to the Grotto and Bathhouse (grade II listed). The lawn to the east is backed by shrubberies and clearings give way to views through to the church and further areas of the garden. A Māori meeting house (grade II listed) is sited on the east side of the lawn, aligning with the gravel path that runs along the southern side of the house, whilst a sunken Dutch Garden is set within the north-east corner. This Dutch Garden, which is based on the sunken garden at Hampton Court, was laid out between 1897 and 1902 and restored by the National Trust in the late twentieth century to a simplified design that consists of a round pool, clipped hedges, topiary and statuary.

An eighteenth-century wilderness of approximately 6ha expands out south from these formal lawned gardens. It has glades amongst the trees, with some remaining nineteenth century ornamental planting including yews and bulbs. An eighteenth-century perimeter walk runs along the south side, with box, philadelphus, holm oak, laburnum, and Iris foetidissima along its length. Within the Wilderness is a grass tennis court laid out by William Hillier Onslow, surrounded by an overgrown yew hedge.

Extending out to the north and west is the wider parkland. This includes the remains of a double beech avenue (copper beech on the inner row and green beech on the outer row) planted in 1877 which lies to the west of the house on the approximate alignment of the early Eighteenth-century avenue that was removed by Brown in the 1780s. It also includes three main bodies of water, South Pool, which was formed by Brown in the late Eighteenth century from an early Eighteenth century canal and lie approximately 100m to the north of the house; a smaller lake, which lies 250m north of South Pool and was formed by Brown in the late Eighteenth century from an existing millpond; and a large fishing pool which is a contemporary addition to park, added circa 1980, and which lies 200m north of the smaller lake. Much of the Brown's designed parkland has been weakened by the actions in the late Nineteenth century to subdivide the estate into fields for the purposes of farming as well as the resultant actions arising from the division in ownership, e.g. the introduction of the Garden Centre.

Significance

The registered park and garden is a landscape asset of considerable significance based on the following:

- as being an extensive country-house landscape that survives largely intact, and which shows typical accretion of features typical of an aristocratic country house estate.
- survival of features, both horticultural and architectural, from design periods spanning the seventeenth century to the twentieth century, the most significant being those elements which were introduced to the estate prior to the 1920's.
- its historical associated with several of the country's leading designers and gardeners, including:

- George London and Henry Wise (1689-1714) – specialised in an English version of the formal Baroque gardens associated with the Catholic courts of continental Europe. They enjoyed a near monopoly on large-scale landscape design working on notable sites such as Hampton Court, Longleat and Chatsworth.
- Giacomo (James) Leoni (1686-1746) – Venetian architect who was a prominent member of the neo-Palladian architectural movement.
- Lancelot ‘Capability’ Brown (1715/16 – 1783) – English gardener and landscape architect who redesigned hundreds of large-scale parks and gardens throughout Britain and developed the naturalistic style, based on the principles of comfort, economy and elegance, which has become renowned throughout the world.
- as a place of cultural importance to the Māori and Polynesian community, both locally, nationally, and internationally, by virtue of the site home to Hinemihi, the only historic functional marae (ceremonial space) outside of New Zealand.

Assessment of the impact of the proposal on significance

The principal consideration for this heritage asset is whether or not the proposed works result in harm to its setting. Given that the matter being considered here is impact on setting, the focus is on the following elements of works:

- replacement and refurbishment of historic windows and external doors.
- construction of new contemporary roof
- addition of an accessible external platform lift
- addition of air source heat pumps within associated enclosure and landscaping
- landscaping works

Replacement and refurbishment of historic windows and external doors

Impact Assessment:

The works to the external doors and windows will have a high beneficial heritage impact. The sympathetic conservation-led re-introduction and repair of a complete suite of windows and doors would allow for the whole sale restoration of the mansion house’s external elevations, thereby, allowing its architectural aesthetic qualities to be appreciated again, as well playing a significant role in creating a watertight and secure building envelope that helps to protect and safeguard the building and its remaining historic fabric for the future.

It is considered that the proposed reinstatement and repair of windows and external doors represents a significant transformative change to the post-fire appearance of the mansion, which will enhance the significance Clendon Park Registered Park and Garden. It is found that this aspect of the application has been designed with regard to the design, character, setting and appearance that forms part of and contribute to the Park’s special interest, and that it does not prejudice any key or integrally designed views into, through or out of the park, thereby according with Policy D22 (1). It follows that no harm to significance is

identified.

Construction of new contemporary roof

This section will consider the following elements of the roof design:

- roof structure and rooflights
- roof pavilions
- rooftop kiosk
- rooftop planters and planting
- rooftop balustrade
- roof structure and rooflights

Roof structure and rooflights

Impact Assessment:

The principle of reintroducing a roof over the building provides a heritage benefit because it not only allows for the return of a lost functional architectural element, restoring structural solidity to the building, but it also protects the building from future damage caused by exposure to the elements. Further to this it also enables the return and appreciation of internal enclosed volume of the property. Whilst the form, materiality and construction of the structure is radically different to that of any of the three roofs that previously existed, its low flat profile will ensure that the structure sits discreetly behind the mansion house's surviving balustrade parapet, thereby restricting its visibility in views of the house from within the immediate and wider setting. Its low profile will also ensure that the visual primacy is maintained for both the surviving stone balustrading and the 12 brick chimney stacks. The proposed rooflights, by virtue of their scale and geometry are considered to be a radical modern addition that would typically be contrary to the architectural and historic significance of this fine Georgian mansion house, however, with consideration to the property's post fire significance and the outright loss of the historic roof, together with the understanding that their form and proportions are an abstraction of the geometry of the lost plaster ceilings of the corresponding respective rooms below, no objection is raised to their introduction.

As a result of their low profile and recessive materiality they would have limited visibility in views towards the mansion house, both from within the immediate setting as well as from the wider registered park. With consideration to the above, it is found that this aspect of the application has been designed with regard to the design, character, setting and appearance that forms part of and contribute to the Park's special interest, and it does not prejudice any key or integrally designed views into, through or out of the park, thereby according with Policy D22 (1). It follows that no harm to significance is identified.

Roof pavilions

Impact assessment:

These are architectural elements that, despite their considerate and sensitively recessive design and positioning, would visually alter the historic roofscape in some key views in a limiting way, such as from the East Lawn (View 4), the Kitchen Garden (View 5b) and the South Garden (View 10). They would appear above the house's surviving parapet and by virtue of their profile, massing and scale would disturb the proportions and form of the mansion house, which is a component of the heritage assets significance, thereby representing a change from the post-fire baseline. The supporting verified views information indicates that the proposed structures would not be overly prominent, an outcome that has been substantially aided by the design team who have worked to minimise the impact of both proposed structures, by means of positioning, design and materiality as required by the NPPF. Nevertheless, these adjustments have failed to remove the harm entirely and as such this element of the application fails to comply with Policy D22 (1) as the proposed works would result in harm to the design, character, setting and appearance that forms part of and contributes to the Park's special interest, whilst also prejudicing some key and integrally designed views through the park. The level of harm caused by these additions would be at the low end of less-than-substantial harm when taking into consideration the post-fire significance of the property, and thereby in accordance with Policy D22(2) the identified harm will need to be considered in line with paragraphs 213 and 215 of the NPPF.

Rooftop kiosk

Impact assessment:

Whilst the aspirations for providing light refreshment provisions at roof terrace level are understood, there is a concern that such a provision would require areas of non-permanent seating and shade, and thereby necessitate the introduction of visually prominent furniture such as parasols, outdoor heaters or other atypical features that are contrary to the character of a traditional mansion house roofscape. The indicative visuals contained within the Design and Access Statement indicate that the likely areas for such furniture would be north and east of the proposed kiosk, close to edges of the roof, as such, it is fair to assume that such features are likely to be observed above the mansion house's surviving parapet, and their perception and impact would be dependent upon scale and colouring. Equally, their presence towards the edges of the roof would diminish the visual primacy of the surviving chimney stacks in the areas in which they would be located. Whilst there is acknowledgement that the concerns noted above regarding such furniture are likely to be seasonal and non-permanent in nature, it is still considered that this element would result in harm to the design, character, setting and appearance that forms part of and contributes to the Park's special interest, whilst also prejudicing some key and integrally designed views through the park. The level of harm caused by these additions would be at the low end of less-than-substantial harm when taking into consideration the post-fire significance of the property, and thereby in accordance with Policy D22(2) the identified harm will need to be considered in line with paragraphs 213 and 215 of the NPPF.

Rooftop planters and planting

Impact assessment:

The proposed rooftop planters and planting, by virtue of their scale and geometry are considered to be a significant modern addition that would typically be contrary to the architectural and historic significance of this fine Georgian mansion house. However, with consideration to the property's post fire significance and the outright loss of the historic roof, together with the fact that they have been designed and developed to integrate into the new roofscape sympathetically with considerate placement, scale and materiality, their introduction is not objected to. It is found that this aspect of the application has been designed with regard to the design, character, setting and appearance that forms part of and contributes to the Park's special interest, and it does not prejudice any key or integrally designed views into, through or out of the park, thereby according with Policy D22 (1). It follows that no harm to significance is identified.

Rooftop balustrade

Impact Assessment:

At roof level the form, design, materiality and positioning of the proposed balustrade is considered to be appropriately recessive and thus acceptable. The decision to provide a set back from the historic stone balustrade is welcomed, not only because it signifies the extent to which the historic hipped roof was set back, but more importantly that it serves to protect and safeguard this fragile fabric. The setback, in combination with the balustrading's simple permeable design, minimises the visibility of the proposed new balustrading at ground floor level, thereby preserving the visual primacy of the surviving historic balustrading. The proposed inclusion of down lights on the underside of the handrail is acknowledged, however, the inclusion of this feature would not result in harm to significance, nor would it be visually apparent in views towards the mansion house, both from within the immediate setting as well as from the wider registered park. It is found that this aspect of the application has been designed with regard to the design, character, setting and appearance that forms part of and contributes to the Park's special interest, and it does not prejudice any key or integrally designed views into, through or out of the park, thereby according with Policy D22 (1). It follows that no harm to significance is identified.

Addition of an accessible external platform lift

Impact Assessment:

The lightwell, which was constructed in the mid-19th century, is considered to be of some significance due to its proximity and close architectural relationship with the mansion house. The structure is very much a utilitarian space devoid of decorative fabric or treatment, the exception to this is the restrained iron balustrading that is attached around the perimeter, which can be ascribed some limited architectural significance. It is acknowledged that the introduction of this modern facility would result in the alteration of a small amount of historic fabric including the existing stone coping and metal balustrading, however, there is also an appreciation of the applicant's aspirations for universal access

throughout the mansion house. Lengthy pre-application discussions have been had seeking to find alternative feasible solutions that would be less harmful, however, the approach that is being proposed has been demonstrated through that process as being the least visually invasive and most sensitive to the property's architectural and historical significance by virtue of its recessive positioning, its lightweight integrated design treatment and minimal fabric interventions. With consideration to the above, it is found that this aspect of the application has been designed with regard to the design, character, setting and appearance that forms part of and contribute to the Park's special interest, and it does not prejudice any key or integrally designed views into, through or out of the park, thereby according with Policy D22 (1). It follows that no harm to significance is identified.

Addition of air source heat pumps within associated enclosure and associated landscaping

Impact Assessment:

The introduction of the proposed ASHP and their enclosure compound, which would also include the existing detracting substation, would result in an adverse change and some visual intrusion to the setting of the highly significant grade I listed mansion. It is recognised that the scale, massing and materiality of the ASHP compound has been consciously designed to be as small as is viable, whilst also taking the opportunity to enclose the existing detracting substation and integrating additional planting, however, despite these efforts it still results in a sizable compound structure of conflicting architectural character sitting in close proximity to the house. Its positioning means that there would be views of the enclosed compound from the North Court and through windows in the north elevation, as well as from the proposed roof terrace. Equally, the audible output of the ASHP units would have limited disturbance by virtue of background noise on the mansion house's natural rural setting. Whilst acknowledging that the location of the ASHP has been rigorously tested to minimise heritage, ecology and landscape impact, it is considered that this element would result in harm to the design, character, setting and appearance that forms part of and contributes to the Park's special interest, whilst also prejudicing some key and integrally designed views through the park. The level of harm caused by these additions would be at the low end of less-than-substantial harm when taking into consideration the post-fire significance of the property, and thereby in accordance with Policy D22(2) the identified harm will need to be considered in line with paragraphs 213 and 215 of the NPPF.

Landscaping works

The application seeks consent for a suite of landscaping works which primarily focus on improving the visitor experience within the north court and west court, which collectively form the key arrival spaces for visitors to Clandon. The proposed works consist of:

- improvement pedestrian access by virtue of a new accessible entrance path
- the removal of a small section of the North Court Wall
- hard landscape works to the North Courtyard and West Court
- resurfacing and demarcating of eight accessible bays
- the provision of six EV charging parking bays

New accessible entrance path

A new accessible entrance path, together with reinstated estate fencing is proposed to improve pedestrian access to the house and as such will connect the existing car park to the North Court. The proposed route and materials have been chosen to minimise impacts on existing trees along the route of the path. The gradient, of no steeper than 1:21, has been designed to provide equal access for all and the pathway shall include a bench rest points within 50m of the proposed visitor entrance. The path itself will be characterised by a self-binding gravel surface, with steel edging. The existing car park, accommodating approximately 150 parking spaces, will remain and does not form part of the application site area, except for eight new accessible parking spaces, cycle parking spaces and the space allocated to accommodate electric vehicle charging spaces.

Landscape works to North Courtyard and West Court

The following proposed works seek to provide both an accessible entrance at the North Court and general landscaping/visitor arrival enhancements at both the North and West Court, these works include:

- replacement of modern twentieth century cobble setts with self-binding gravel at North Court entrance
- removal of a section of the North Court Wall
- addition of bench seating
- reinstatement of the carriage loop form of the West Court
- creation of a service bay with automated vehicular sliding gate

Impact Assessment:

Whilst there is an element of limited and localised loss of fabric, the fabric that would be impacted is considered to be of limited architectural or historic significance. As such, the landscaping works set out above, including the entrance path, are considered to have regard to the architectural and historic integrity that forms part of the significance of this grade I listed building, and that the property's intrinsic character is reinforced through the proposed application of materials, detailing and construction techniques. The works are also considered to be appropriately responsive to the designed formality of the mansion house's immediate setting to the north and west. Therefore, it is found that the works have been designed with regard to the design, character, setting and appearance that forms part of and contributes to the Park's special interest, and they do not prejudice any key or integrally designed views into, through or out of the park, thereby acceding with Policy D22 (1). It follows that no harm to significance is identified.

As such, there would be a low end of less-than-substantial harm caused to the Historic Park and Garden. It is noted that this arises from the construction of new contemporary roof; and the addition of air source heat pumps. In accordance with Policy D18(3) the identified harm will need to be considered in line with paragraphs 213 and 215 of the NPPF and Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

To conclude on this section, it has been found that the proposal results in some harm to Hinemihi, the Grotto, the Temple and the Registered Park and Garden. This harm to designated heritage assets will be considered further in the final section of this report.

The impact on the character of the conservation area

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 states that 'with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

Policy D18 relates to development within or in the setting of a conservation area. It notes that:

- development proposals within or which would affect the setting of a Conservation Area are expected to preserve or enhance its special character and appearance. Where harm to/loss of significance is identified this will be considered against Policy D16(3): Designated Heritage Assets.
- development proposals are required to show how they respect and respond to the history of place, the surrounding context and the preservation or enhancement of the Conservation Area's special character and local distinctiveness, by having regard to:
a) the retention of buildings, groups of buildings, existing street patterns of the area, building lines and ground surfaces, and the impact on significant open spaces; b) the retention of architectural details and features of interest that contribute positively to the character and appearance of the area, such as windows, doors, and boundary treatments; c) the protection, and where appropriate, the enhancement of key views and vistas, to, from and through a Conservation Area; and d) the protection of trees and landscape that contribute positively towards the character and appearance of the area.
- development proposals within or which would affect the setting of a Conservation Area are required to be of a high-quality design and are expected to take the opportunity to enhance the special interest of the area. They are required to reinforce or complement the character and local distinctiveness and characterisation of the Conservation Area, including having regard to: a) size, height, bulk, massing, scale, layout, landscape and appearance; b) the use of good quality sustainable building materials and detailing, appropriate to the locality and sympathetic in colour, profile and texture; and c) maximising opportunities to mitigate and adapt to climate change through energy efficiency improvements.

It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Chapter 16 of the National Planning Policy Framework addresses proposals affecting heritage assets. Paragraph 212 sets out that 'great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. The NPPF sets out that the local planning authority should identify and assess the particular significance of any heritage asset. They should take this assessment into

account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraphs 212-216 set out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs.

The principal consideration for this heritage asset is whether the proposed works would fail to preserve or enhance the character and appearance of this conservation area.

Significance of the West Clandon Conservation Area

The village of West Clandon is a linear settlement strung out along The Street. The village's historic buildings are dispersed throughout the settlement, with concentrations immediately to the north of Clandon station and along the stretch of The Street between the station and the A25 to the south. The buildings within the village are largely residential and range in date from the 16th through to the 20th century. The palette of materials includes exposed timber framing with plastered infill panels and the widespread use of red brick and red clay roofing tiles. The buildings exhibit a wide range of vernacular detailing, including casement windows, tall brick chimneystacks and dormer windows as well as a variety of roof forms such as gables and hipped slopes.

Along much of The Street the houses are well concealed and setback from the road. Snatched views are possible through open vehicular entrances, and roofscape elements can be glimpsed through and above the tree cover. Site boundaries consist of close boarded fences and extensive high hedging and soft landscaping. This combines with the mature trees in the gardens of the properties which line the road to create a strong verdant character.

The main exceptions to this are the strip of houses and cottages around the Bull's Head Pub and Clandon Primary School. All these buildings are set either directly adjacent to the road or with fairly open, shallow front gardens and forecourts which increases their prominence within the street scene. At the southern end of The Street is another cluster of buildings located around the Grade II* listed Church of St Peter and St Paul, with exposed timber framing and particularly characterful roofscapes.

To the west of The Street and forming a significant historic feature of the village is the Clandon Park estate, where the house and its gardens have been owned and managed by the National Trust since 1955. The estate includes the fine Grade II listed mansion built for Richard Onslow between 1725-31 but gutted by fire in 2015. The estate is very large and sits to the rear of the houses which line the west side of The Street, stretching from the railway line in the north to the A25 in the south.

Assessment of proposals

As set out above, the West Clandon Conservation Area is concentrated upon the ribbon-like development that sits along The Street. The special interest of the designated area is

largely derived from the areas historic and architectural interest of the village, including its legible medieval origins and plan form, and its traditional and vernacular architectural form. The designated area does include a small section of the Clandon Park estate containing the grade I listed mansion house, in addition to Hinemihi and the Grotto. However, it is only a minority component of the designated area as a whole, and it is also component that is not obviously legible when within or moving through the village, by virtue of a designed intention for privacy provided by significant landscape and tree planting between the village and the estate.

The only indication of the estate's presence within the village is the signage and estate railing that form the current main entrance. Whilst it is recognised that the application site is located within the Conservation Area it does not define the character and significance of the designated area. With consideration to this, together with the segregated nature of the estate and mansion house from the village, the proposed works, which although will result in some physical and visual changes to the mansion house and its immediate context, would have a neutral effect on, and therefore preserve, the character and appearance of the conservation area as a whole.

Therefore, no material harm to the designated heritage asset has been identified. The proposal is found to be compliant with policies D3 of the LPSS, 2015-2034, and D18 of the DMP, 2023, and the requirements of Chapter 16 of the NPPF, 2024 and Section and 72 of the Planning (Listed Building and Conservation Area) Act 1990

The consideration of alternatives

It is noted that there is no statutory duty on the Local Planning Authority to consider alternatives to the application which has been put forward by the applicant. It is also noted that one of the most fundamental principles of development management decision making is that an application must be determined on its own merits, in accordance with the statutory scheme. If the proposed development is acceptable in its own right, an alternative proposal is normally irrelevant.

In general terms officers consider that if there are no clear planning objections, alternative proposals will normally be irrelevant. However, if there are clear planning objections (such as material harm to designated assets in a context where that could be avoided or reduced), it may be potentially relevant or even necessary to consider whether that could be overcome by an alternative proposal.

In *R (Mount Cook) v Westminster City Council*, Auld LJ held that even in exceptional circumstances where alternative proposals might be relevant, inchoate or vague schemes and/or those that are unlikely or have no real possibility of coming about would not be relevant or, if they were, should be given little or no weight.

It is noted that one of the most controversial aspects of this application is the diametrically opposing views about how the Mansion House should be treated going forward. It is acknowledged that there is a large body of those objecting to the scheme, including for example, the Georgian Group which seem to advocate (although some more forcefully than others) that only the full and complete restoration of the Mansion is acceptable. At

the other end of the spectrum are those which feel that the building should be left as a complete ruin without the protection which is currently afforded to the structure in the form of the temporary roof and wall coverings. As already explained above, the applicant's approach is different again.

This position is emphasised in Historic England's formal response to the applications which states: 'Historic England considers that the National Trust's proposals for the repair and re-presentation of Clandon Park is one of various possible appropriate responses to securing the future of this important building after the devastation of the 2015 fire. The decision not to restore Clandon to its pre-fire condition has been controversial and will come as a great disappointment to some. However, in recent years a variety of approaches have been taken to the restoration of major historic buildings after fire damage, depending on the extent of the fire and the nature of the surviving significance. Such solutions have ranged from complete restoration to restoration of the exterior with a contemporary interior. The Trust looked carefully at several options, including complete restoration of the principal rooms, before settling on the proposed scheme. These proposals should be assessed, in a planning and legal context, on the basis of their impact on the building in its current state, post fire, rather than its condition before the fire'.

The only scheme which is before the Local Planning Authority is the one that has been submitted by the National Trust. While the virtues of the various different approaches which could be followed (in theory) are acknowledged, these are options which have been considered by the applicant but have been discounted.

Officers consider such judgments to be reasonable when considered in context. On the available evidence the suggested - albeit speculative - alternative approaches mooted by various consultees would not obviously result in a material reduction in harm or in material benefits over and above what is proposed here. Moreover, the presence of potential alternative ways of approaching the asset cannot in the view of officers affect at all the level of assessed harm identified in this case.

In terms of the application which has been submitted, there are also different ways which the National Trust's vision could have been executed. The Design and Access Statement submitted with the application, where relevant, sets out other options which have been considered, for example for access within and around the building. The rationale for the options proposed have been clearly set out.

With particular reference to the roof terrace, it is noted that concerns have been expressed by various bodies including the Georgian Group. In addition, Historic England have acknowledged that the roof projections (i.e. the pavilions and lift overrun) would result in a low level of harm to the significance of the building. However, Historic England also note that the applicant has gone to some lengths to minimise this harm by redesigning the roofscape and reducing the height and bulk of the new additions by as much as possible – they state 'we welcome the efforts made by the National Trust's design team to reduce this harm, both through recent refinements to design and by re-positioning the projections towards the centre of the roof'. It is noted that the additions at roof level is an important element of the National Trust's plans for the house and as noted throughout this report it would provide visitors with a unique opportunity to view and understand the workings, at

roof, level of a large English Mansion House. It would also allow visitors to understand how the Mansion fits within its parkland setting, which again helps in the appreciation of significance of both the house and the wider estate. As such, while the roof additions are controversial, the Local Planning Authority believes that the rationale for their inclusion in the plans has been adequately explained and justified. It is considered that the scheme, overall, would be weaker for their removal.

In addition, it is noted that the new air source heat pumps and the associated screening around them and the substation would cause a low level of less than substantial harm. However, it is firstly acknowledged that providing low carbon and more sustainable energy sources is a general requirement in policy terms and as such, the applicant's approach to dealing with this matter is to be recognised. Secondly, the applicant has been exhaustive in their search for other locations for the air source heat pumps, but these have been discounted due to other constraints. As such, siting the pumps in an area which already contains plant and energy equipment seems like the most sensible and considered approach.

Overall, officers consider that robust, clear and convincing justification has been provided for the proposal which has included consideration of ways in which harm could be minimised or reduced and avoided. Officers do not consider in the context of this case that the various contentions by some consultees put forward suggesting alternative approaches should have been pursued provide, overall, a compelling basis for refusing the application. As set out further below, the benefits flowing from the development are considered to outweigh the limited harm to significance. Harm in that context has in the view of officers been minimised and outweighed by the important benefits the proposal would bring. It is not considered that the issues raised in relation to alternatives - on the facts of this case - are ones that are necessary to consider as a matter of judgment. Even if they were considered in some way to be material on the available evidence officers do not consider that the issues raised in relation to alternative ways of pursuing development would attract any material weight and would not indicate that any different overall conclusion should be reached in considering this particular application.

The impact on archaeology

Policy D23 of the LPDMP notes that development proposals affecting non-designated heritage assets, and their setting are required to be supported by an evidence-based statement of significance. The level of detail provided within the statement is expected to be proportionate to the asset's importance and sufficient to facilitate an informed assessment of the significance of the asset and its setting, and the impact of the proposed development on that significance. It is also noted that development proposals are expected to preserve or enhance the significance of non-designated heritage assets, with an expectation that development proposals (inter alia): a) respond to and respect the special architectural and historical interest of the heritage asset and its local importance; and b) are designed and sited so as to conserve the asset, any features of interest and its setting.

The application site is within an area identified as being of High Archaeological Potential due to its location within the historic core of West Clandon and the possible location of a medieval manor house or hunting lodge. The application is accompanied by a desk based

Historic Environment Assessment which has been reviewed by the County Archaeologist.

It is noted that the assessment has consulted all available sources including the Surrey Historic Environment Record in order to provide a comprehensive and detailed overview of the archaeological potential of the site and surrounding area. The report concludes that the site has a high potential for archaeological remains from the medieval and post medieval period with a lesser potential for remains of other periods. The main area of interest and significance is centred around the Mansion House and the potential for evidence of a possible medieval manor house or hunting lodge as well as the remains of the Jacobean manor house demolished to facilitate the construction of the current house in the 1730s.

Archaeological investigations in and around the house have produced ephemeral evidence for the former buildings and any new ground disturbance has the potential to reveal significant information regarding the history of the site. Drawing on the baseline of the Historic Environment Assessment, the applicants have also supplied an Archaeological Impact Assessment. This document seeks to identify the direct impacts that the development proposals will have on buried archaeological remains. The degree of below ground disturbance is fairly substantial with the majority of potential disturbance resulting from the introduction of internal and external services as well as underfloor heating, a heat pump and external landscaping works. The report states that these works could result in the disturbance of potentially significant archaeological remains associated with the Mansion house and its antecedents and so proposes a two-stage approach to mitigate the threat to archaeological remains.

In the first instance the service design for the internal works will be revisited to see if the potential impact can be reduced and so allow more of the archaeology to be preserved in situ. Where this not be possible then a programme of archaeological investigation and recording will be carried out. There will also be a programme of targeted trial trench evaluation across the site in order to allow a more informed picture of the buried landscape as well as identifying any buried structures. This will build on information obtained from previous geophysical surveys and will aim to establish a better understanding of the survival quality, depth, layout and extent of archaeological remains in these areas and thereby enable informed decision making on whether to retain in situ or archaeologically record them in advance of groundworks. It is proposed that service runs will then be excavated by archaeologists to ensure that any archaeology is recorded before it is lost. All intrusive works, such as the removal of internal floor surfaces and external soft landscaping will be carried out under direct archaeological supervision.

The County Archaeologist has confirmed that the mitigation strategy that is proposed is appropriate and will ensure that any buried archaeological remains that may be disturbed by the development will be identified and recorded to appropriate professional standards and will provide an insight into the historic development of the site. As the work will involve monitoring of groundworks as well as some trial trenching it would be reasonable and proportionate in this case to secure the required archaeological work by attaching a planning condition. This could be applied if permission is granted.

Notwithstanding the above, there is the potential for some impact on below ground

archaeology. The County Archaeologist has not provided a level of harm (possibly due to the mitigation suggested) but taking a cautious approach it is considered that this would be at a level of less than substantial harm.

Taking into account the above, the development is deemed to be compliant with policy D3 of the LPDMP and the advice set out in Chapter 16 of the NPPF.

The impact on trees and vegetation

The application has been accompanied by an Arboricultural Impact Assessment (AIA) prepared by TreEcosystems. The purpose of the submitted AIA document is to assess the likely impact of the proposed development works on trees and to determine which trees are to be removed or retained during the construction phase.

The site is located within the West Clandon Conservation Area which provides statutory protection to the trees and there is also woodland designated as Ancient Semi Natural Woodland to the south of the main buildings and gardens. This is located on third party land and will not be impacted by any development proposals.

The majority of the works to be carried out on the site are centred on the House and as such will have no impact on trees, however, the elements of the proposals which will affect trees are the installation of an Air Source Heat Pump, accessible footpath between the pedestrian crossing point and the house and associated infrastructure.

The submitted tree schedule identified a total of 78 individual trees and 13 groups of trees, all which have been categorised in accordance with the requirements of British Standard (BS5837:2012) Trees in Relation to Design, Demolition and Construction. Two trees were identified as 'veteran' trees.

The British Standard (BS5837:2012), states that trees in categories 'A', 'B' and 'C' are all a material consideration in the development process, and that the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development. For 'A' and 'B' grade trees they should be retained where possible and only proposed for removal when all other alternative options have been explored.

To facilitate the proposed works, three individual trees, two tree groups and one partial tree group are proposed to be removed. All trees to be removed are identified as low quality 'C' grade specimens of limited amenity value.

Mitigation for the tree removal is predominantly the restoration of an area of ancient Yew woodland to the south of the main house, directly adjacent to third party owned woodland that has been officially record as ancient semi natural woodland.

The Council's Arboricultural Officer has reviewed the submitted information and carried out several site visits to assess the proposals and is satisfied that there are no arboricultural concerns regarding the development proposals. Conditions are required to secure a detailed Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP)

to ensure all retained trees are adequately protected.

The proposal is found to be compliant with both local and national planning policy in this regard.

Other Environmental Considerations

Contaminated Land

Policy P8 of the DMP states that: "Development proposals that comprise or include land that is known or suspected to be affected by contamination are required to submit appropriate Site Risk Assessment, which establish the full nature and extent of any land contamination that may adversely affect sensitive receptors, both on-site and in the surrounding area".

The application is accompanied by a Contaminated Land Assessment, prepared by Lucion, dated November 2024. This statement has assessed the present contamination levels and details the approach to the works to mitigate any risks. As the report states: *"...one of the many impacts of the fire within the House was that materials including roof coverings and flashings contained Lead melted and were also likely to have partially vapourised. Other items, potentially containing Lead and other heavy metals, may have also been affected by the fire."*

The reports provide an overview of the testing which has been carried out to date and sets out the next steps. The presence of lead and heavy metal contamination has been assessed and has involved mainly surface dust testing, rather than intrusive soil sampling. However, testing of some excavated material has taken place from various trial pits mainly associated with the basement area and lead is the main contaminant found. No risk assessment or conceptual site model has been provided at this stage and further investigation into the spread of the lead contamination is planned.

The Council's Environmental Health Officer has reviewed the Contaminated Land Assessment and has confirmed that they are satisfied with the detail of works carried out and the programme for future testing and monitoring and as such has recommended appropriate conditions.

Air Quality

Policy P9 of the DMP states that: "Development proposals should have regard to the need to improve air quality and reduce the effects of poor air quality." The site does not fall within an Air Quality Management Area (AQMA), nor is it in close proximity to any AQMA, the nearest being that in Guildford Town Centre. Whilst the annual visitor numbers are expected to increase from 66,000 to a maximum 160,000, it is not considered that the average annual daily traffic movements would result in any significant impact that would generate the requirement for an Air Quality Assessment to be carried out.

Air Quality is not likely to be adversely impacted during the construction or operational phases of the development. During construction good works practices for dust and

emissions will prevent harmful impacts. The all-electric energy strategy combined with the decarbonisation of the national grid will be a positive impact for air quality.

The Council's Environmental Health Officer has reviewed the scheme in this regard and has no concerns regarding the impact on air quality.

Therefore, the proposal will be compliant with both local and national planning policy in this regard.

Flooding and drainage matters

The application site is situated entirely within Flood Zone 1, where there is a very low risk of flooding from rivers and the sea. Environment Agency flood risk mapping indicates a very low surface water flooding risk overall, albeit there are very small pockets of low and medium risk on the site. There is also no concern regarding groundwater flooding or risk of flooding from reservoirs.

The application submission was accompanied by a Flood Risk Assessment and a Structural and Civil Engineering Impact Assessment undertaken by Ramboll. Surrey County Council have reviewed these assessments in their role as Lead Local Flood Authority (LLFA), they have assessed the information against the requirements of the NPPF, its accompanying PPG and the Non-Statutory Technical Standards for sustainable drainage systems. During the initial consultation phase of the application the LLFA reviewed the Flood Risk Assessment and raised some concern regarding insufficient information and as such the applicant provided the Structural and Civil Engineering Impact Assessment and a direct response to the former LLFA comments. Following the LLFA's review of this further information, they have confirmed that the proposed drainage scheme meets the requirements and therefore is acceptable. Conditions relating to the final design of the surface water drainage scheme and future verification have been requested.

As such, the proposal is found to be acceptable with regard to flooding and drainage matters.

Sustainability

Policy D2 of the LPSS sets out:

(1) Proposals for zero carbon development are strongly supported. Applications for development, including refurbishment, conversion and extensions to existing buildings should include information setting out how sustainable design and construction practice will be incorporated including (where applicable):

- a) the efficient use of mineral resources and the incorporation of a proportion of recycled and/or secondary aggregates
- b) waste minimisation and reusing material derived from excavation and demolition
- c) the use of landform, layout, building orientation, massing and landscaping to reduce energy consumption
- d) water efficiency that meets the highest national standard and
- e) measures that enable sustainable lifestyles for the occupants of the buildings,

including electric car charging points

(2) When meeting these requirements, the energy and waste hierarchies should be followed except where it can be demonstrated that greater sustainability can be achieved by utilising measures further down the hierarchy.

(3) Major developments are required to submit a sustainability statement setting out how the matters in policy D2 have been addressed.

Further requirements are set out under Development Management Policies D14, D15 and D16.

The following reports have been submitted with the application:

- Sustainability Statement, prepared by Max Fordham LLP, dated November 2024.
- Construction and Site Waste Management Statement, prepared by Gardiner and Theobald LLP, dated November 2024.
- Energy Statement, prepared by Max Fordham LLP, dated November 2024.

The National Trust has developed their own Sustainable Design Tool which is being used across the organisation to help deliver projects in a more sustainable way. The tool has been created by sustainability experts within the Trust and is largely based upon existing best practice sustainability frameworks wherever possible. Many existing frameworks and certifications are best suited to new build schemes and as such these do not reflect the challenges and opportunities of delivering sustainable projects in the context of preserving heritage assets or listed buildings. Sustainability policies often refer to obligations and requirements being placed on 'new buildings' and this does occur in policies D14, D15 and D16 of the DMP. However, as a result of the National Trust's Sustainable Design Tool and the proposed approach to this development, whilst not a 'new building' for the purposes of policy, the standards set exceed some Guildford requirements and achieve compliance with policy areas that would not ordinarily be a requirement. The key themes of sustainability are addressed in the following sections.

Sustainable design

The application documents demonstrate extensive work has been undertaken (including daylight modelling and fluid dynamics modelling) to balance solar gain and overheating in line with LPSS Policy D2 (1c).

Carbon emissions

TM54 modelling has been undertaken to estimate the operational energy usage of the building. The Energy Statement summarises this and indicates it will perform better than comparable structures such as museum and art galleries, and churches.

Energy hierarchy

The submission documents detail how the design process has followed the energy

hierarchy. Energy usage has been minimised through design and fabric choices where possible, and heat will be delivered through underfloor heating and destratification fans.

The proposal is gas free by utilising an Air Source Heat Pump (ASHP) which is line with the energy hierarchy (LPSS Policy D2 (2)).

Low and zero carbon energy

An Air Source Heat Pump will be used to generate heat for the building. This is an appropriate low carbon option for the development in accordance with LPSS Policy D2 (2) and DMP Policy D16 (4). The National Trust commits to removing the equivalent amount of residual emission from use of grid electricity through its own net-zero programme (off-setting), this means that Clandon House will be net zero.

Waste and resources

A Construction and Site Waste Management statement provides details on how waste will be managed and the measures put in place to reduce waste production. A detailed site waste management plan is to be prepared and incorporated into the Construction Phase Health and Safety Plan. The Sustainability Statement gives information on the process through which materials have been considered and selected, particularly in regard to embodied carbon. The information provided on waste and materials is in line with LPSS Policy D2 (1a and b) and D14 (2, 3 and 4).

Water efficiency

There is some detail on the water efficient fixtures and fittings that will be fitted in line with LPSS Policy D2 (1d). Provision has also been made to within the design for the future opportunity of installing a rainwater harvesting tank (potable and non-potable water supplies have been separated).

Climate change adaptation

Various provisions have been made to adapt the building from the impacts of a changing climate. These include conservatively sized down-piping, drought proof planting, permeable paving/soakaways, and the basement has been designed to drain quickly to reduce the risk of flooding. These measures are in accordance with DMP Policies D15 (1), (4) and (5), P11 and LPSS Policy P4.

Overall, the proposed development has been designed with a detailed consideration of sustainability and as such the scheme performs very well against the Council's energy, sustainability and climate change policies. The proposal is therefore in compliance with policies D2 of the LPSS, D14, 15 and 16 of the DMP and the requirements of the Climate change SPD.

Ecology and biodiversity

Protected species

Policy P6 of the DMP states: *“Development proposals for sites that contain or are adjacent to irreplaceable habitats, priority habitats, habitats hosting priority species, sites designated for their biodiversity value and all aquatic habitats are required to preserve the relevant ecological features through the application of the mitigation hierarchy, and to deliver enhancements to the ecological features in line with Policy P7. The habitats should be protected by appropriate buffers and, if necessary, barriers in order to prevent adverse impacts, including those resulting from recreational use.”*

The application was accompanied by a Preliminary Ecological Appraisal (PEA) prepared by Johns Associates, this document provided the results from an extended UKHab survey carried out on 6th June 2024 and 8th October 2024.

In terms of protected species, the following findings were reported:

- dormouse are known to be present within the wider areas of contiguous woodland at Clandon Park, although the application site is not associated with optimal habitat.
- the trees and building had negligible suitability for roosting bats.
- nesting birds may use the trees, hedgerow and woodland.
- hedgehog may be present.
- no evidence of badger was present.
- great crested newt, reptiles and amphibians will not be affected by the proposed development.

No further surveys were recommended by the PEA. The report set out that avoidance measures are required for dormouse, nesting birds and hedgehog. Planning conditions will be required to secure a Construction Ecological Management Plan and Lighting Design/Assessment.

Protected habitats

Policy P5 of the LPSS states that *“Permission will only be granted for development proposals where it can be demonstrated that doing so would not give rise to adverse effects on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA), whether alone or in combination with other development.”*

The application site boundary falls within 400m-5km buffer zone of the Thames Basin Heaths Special Protection Area and the 5km-7km buffer zone of the TBHSPA. Only a small area of the red line, to the north west, is actually located within the 5km zone of influence with majority of the site, including the car park, being in the 5km-7km buffer. Whilst the proposal is not for the delivery of residential units, it should be considered whether construction activities or operation of the building would create any impacts on the protected site. Construction activities will be managed through a Construction Ecological Management Plan and due to the extent of the external development and modest construction activities it is not considered that there would be any significantly

harmful impacts on the SPA from the construction works. In terms of recreational pressure, the car park is over 5km from the SPA and whilst Clandon would attract visitors to the area, it is extremely unlikely that visitors to the Mansion House would also leave their cars in the car park to then visit the SPA, the distance and lack of easy walking routes would be a substantial barrier. Therefore, it is not found that the proposed development at the site would lead to any adverse impacts on the integrity and significance of the SPA.

Biodiversity Net Gain

Policy ID4 of the LPSS, 2015-2034, requires a net gain in biodiversity to be achieved in connection with any new development, whilst policy P7 of the LPDMP requires that *'development proposals, including those exempt from minimum biodiversity net gain standards, are required to seek maximum biodiversity gain on site'*.

Policy P7 requires that development proposals achieve a net gain of at least 20% measured using the national biodiversity net gain calculation methodology. Further, new habitats and habitat improvements that contribute towards the achievement of BNG are required to be secured and maintained for at least 30 years.

A Biodiversity Net Gain Report and Statutory Metric have been submitted with the application. The existing (pre-development) biodiversity value of onsite habitats, as measured on 08 October 2024) amounted to 8.68 habitat units and 1.49 hedgerow units. The proposals would result in the loss of modified grassland and other mixed woodland in order to deliver the Air Source Heat Pump, associated substation and gravel path. The applicant intends to compensate for this loss with small areas of mixed scrub, 31 new small trees and enhancement of areas of modified grassland within the site to good condition other neutral grassland. An off-site area of yew woodland will be enhanced to from poor condition to moderate condition. The proposed compensation and enhancement would deliver a gain of 1.78 habitat units and 0.31 hedgerow units, the ultimately would achieve a biodiversity net gain of 20.47% for habitats and 20.66% for hedgerows.

The proposals would achieve net gains of above 20% for both habitats and hedgerows which is compliant with the requirement of policy P7 of the DMP, 2023. Surrey Wildlife Trust have reviewed the submitted information and are satisfied that the calculations in the reports and metric have been carried out in the correct format. Conditions requiring the submission of a Biodiversity Gain Plan will be included in the decision. As on-site significant enhancement and an off-site strategy is required a Habitat Management and Monitoring Plan condition, and planning obligation are also required.

Equality, diversity, and human rights

In reaching its decision on a planning application the Council is required to have regard to the duties contained in section 149 of the Equality Act 2010, known collectively as the public sector equality duty.

Section 149 provides that the Council must have due regard to the need to -

- eliminate discrimination, harassment, victimisation

- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers have had due regard to these matters when assessing this application and have concluded that neither the granting nor the refusal of this application would be likely to have an impact on protected groups and, therefore, that these considerations would not weigh in favour of or against this application.

Consideration has also been given to Articles 1 and 8 of the of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Public benefits, balance and conclusion

Paragraph 212 of the NPPF states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. The requirements of Sections 66(1) and 72(1) and the case law governing these provisions should be remembered.

The report has concluded that the development and its associated works would result in less than substantial harm to a number of heritage assets. The overall level of harm, taking into account all of the assets, their individual significance and other development in the area would be less than substantial harm and at the low to very low end of the scale.

Paragraph 215 of the NPPF states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.

The PPG seeks to explain the concept of 'public benefit' stating that 'public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit'.

Harm:

The heritage harm resulting from the proposal has been set out in detail above. Other than the heritage harm, no other harm has been identified. For ease, they will be summarised below to aid in the application of the public benefit balance.

- Mansion House (Grade I): Low end of less-than-substantial harm to the building and its setting arising from the construction of new contemporary roof and the addition of air source heat pumps;
- Grotto (Grade II): Very low end of less-than-substantial harm to the setting of the Grotto arising from the construction of the new contemporary roof;
- Hinemihi (Grade II): Very low end of less-than-substantial harm to the setting of Hinemihi arising from the construction of the new contemporary roof;
- Temple to the north of Clandon Park (Grade II): Very low end of less-than-substantial harm to the setting of the temple arising from the construction of the new contemporary roof;
- Clandon Park Registered Park and Garden (Grade II): Low end of less-than-substantial arising from the construction of new contemporary roof; and the addition of air source heat pumps; and
- Disturbance and impact on underground archaeology due to the service works in the grounds (installation of the air source heat pump etc) which results in low level less than substantial harm.

Based on the above, the heritage harm resulting from the planning application should be set at less than substantial and at the low to very low end of the spectrum. It is important to remember that less than substantial harm does not equal a less than substantial objection to the proposal. Any harm to heritage assets should be afforded great weight and considerable importance, particularly in this case which involves harm to the highest graded assets in the Country.

It is acknowledged that the proposal does result in a number of public benefits, and these will be set out and discussed below:

Public benefits:

In this case, the public benefits flowing from the scheme can be subdivided into heritage, social, economic and environmental benefits. These will be set out below.

Heritage benefits:

- *Achieving the security of the listed building and the reintroduction of an appropriate long-term use*

As noted earlier in the report, following damage caused by an accidental fire, there is no obligation on the applicant to restore the building, to any degree. It is possible that the structure could be left in its current state, without the protection of the existing temporary roof etc, which would cause a further, gradual decline in the fabric of the building.

While not the full restoration of the building which is being advocated by some, including the Georgian Group, the proposal includes a variety of works which would help to secure the existing fabric of the building, post-fire, and restore some important features, into the long term. This includes the preservation of the building's facades, the reinstatement of all windows, the provision of a new roof and repairs and maintenance work to stop water ingress etc. As such, the external appearance of the house, which is the most important

aspect of the structure's significance to survive would be preserved for generations to come.

Not only are the above works important to securing and protecting important surviving aspects of the building, the works proposed through this planning application alone would package this together with a use that in the opinion of the Local Planning Authority would ensure that Clandon Park retains its role as a much visited and important cultural attraction in the wider area. What, in the circumstances, the Local Planning Authority considers to be its 'optimum viable use'. This viability and longevity will also help to protect the building and its surviving significance into the long term and would be even greater if the works proposed through the associated listed building consent was taken into account (which they are not for the purposes of this assessment).

This is a very important benefit which flows directly from the proposal and there can be no question that protecting such an important Grade I listed building is a public benefit.

- *Public understanding and interaction with the listed building*

Another public heritage benefit of the scheme is that the resulting building would provide the public with a greater understanding of how country houses were constructed in this country and how they worked. Historic England note that 'the fire has...revealed previously concealed aspects of [the building's] archaeological and historic interest, including exposed structural elements which illustrate processes of construction and early design changes. In addition, the destruction of 19th and 20th century alterations to the roof has returned the external silhouette of the building to something closer to its original appearance'. Even with just the works proposed through this permission, it is noted that the fire will allow a unique and enhanced understanding of the building's original construction, the evolution of its change and the impact of the fire. In the Marble Hall alone visitors will be able to see the many different layers of architectural fabric and construction throughout the years.

For the first time, the public access to the roof would also be provided, through the lift and staircase. However, it is acknowledged that some of this work would also require listed building consent. At roof level, members of the public will be able to walk amongst the surviving 12 chimney stacks which in themselves have a simplistic beauty. This will provide a unique insight and will aid in understanding the materiality, construction and function of a large country house roofscape. Access to the roof will also allow members of the public to understand and see how the building fits into the wider estate. On this point, Historic England note that '...the Trust has made a case for a roof terrace. It would enable visitors to have a better understanding and appreciation of the 18th century parkland that was created around the house but is outside the National Trust's ownership boundary and not generally accessible. In addition, the roof proposals are a key part of the strategy to draw visitors to Clandon in order to provide it with a sustainable and viable future...'

In conclusion on the heritage benefits flowing from the proposal, it is noted that in their comments Historic England state that the proposals would:

'...restore the exterior of the house, the most important aspect of its significance to survive

the fire; it would ensure it is wind and weathertight, which is essential to its future conservation;...and it would present and interpret the architectural and historic interest of the carcass of the house, as exposed by the fire, to the public. It would therefore help sustain the significance of this important historic building by putting it to use consistent with its conservation...’.

Without the works proposed through the application it is very likely that the building will continue to deteriorate with a further loss to its significance. Although some of the works to help preserve the building would in themselves result in some harm (as already discussed above), they are essential elements of the National Trust plans to conserve the significance that remains in a manner which would present the Mansion as an interesting and different cultural and visitor attraction to ensure its continued use and protection long into the future. This alone is a very important public benefit of the proposal.

Social benefits:

- *Cultural attraction*

The proposals will create a new way for the public to interact with the building, providing a unique setting in how to understand the construction, layout and sheer scale of an English mansion house. The proposal would also allow for the provision of public access to new permanent exhibitions throughout the building, including the redisplay of historic collections saved from the fire or subsequently salvaged etc.

- *Improved accessibility*

Pre-fire not all areas of the building were accessible to all members of the public due to the lack of level access and lifts between the floors and the gardens etc. The plans for the building have been developed in a manner which ensures that there will be improved access throughout the building. As part of this application a new platform lift is included from basement level to the ground floor. In addition, all members of the community would be able to access the roof, although it is noted that the works to achieve this would also require separate listed building consent.

Eight new accessible parking spaces would also be provided, as well as a new level footpath from the car park to the north and west courts. This results in the new proposals reducing barriers to access, enabling more audiences to engage with the building and the grounds.

The building will once again become an important part of the cultural offering of the borough and regional area, which it could be argued will be more visited due to the unique experience that it will offer.

Added to this, the applicant notes that by adopting a new volunteering approach they will be able to help with giving new skills and experiences to volunteers, along with social and wellbeing benefits associated with volunteering at a cultural venue.

It is noted that some of the social benefits noted above could be secured via other means.

For example, even if the building was left as a ruin, but still open as a National Trust property, it would still provide a role for local volunteers, which would result in some of the same benefits noted above.

However, the other benefits, such as the improved accessibility around the building and the grounds and the provision of a new secure and comfortable space for exhibitions are the direct result of the proposals. On this basis, the proposal chimes with paragraphs 88 and 98 of the NPPF which promotes with the provision and retention of community and cultural facilities.

It is noted that the social benefits flowing from the scheme would without doubt be of benefit to the public.

Economic benefits

- *Local economic benefits*

It is noted that the re-provision of an important cultural attraction in the area would result in knock on economic benefits to the wider area in terms of overnight accommodation and hospitality etc. While it is noted that the applicant has not attempted to quantify this impact, it is acknowledged that it would be highly likely to be the case.

- *Job creation*

The proposal would also result in the creation of new jobs through the construction phase and when the new facility is fully opened to the public. This would include all the roles associated with the running of the building. The proposal would also promote and support at risk heritage crafts such as brick masonry and conservation structural engineering. Teaching these skills to a new generation and offering apprenticeships etc will help them to survive into the future and give members of the workforce a highly skilled job.

Environmental benefits

The proposal includes the provision of air source heat pumps which will help the building to rely on a renewable, and more sustainable source of energy when compared with traditional fossil fuels. The proposal would also result in a 46% reduction in carbon emissions when compared to the baseline building. It is noted that natural ventilation will also be introduced which will reduce overall energy usage.

The proposal also achieves a bio-diversity net gain of 20.47% for habitats and 20.66% for hedgerows. This exceeds both the local and national targets which are 20% and 10% respectively.

Do the public benefits of the scheme outweigh the heritage harm?

The heritage harm has been set out in detail and summarised above. Both the Council's Conservation Officer and Historic England agree that the level of harm caused by the proposals would be less than substantial. The Council's Conservation Officer has put the

harm at low to very low on the less than substantial scale.

It is reminded that paragraph 212 of the NPPF states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Clandon Park is Grade I listed and is therefore regarded as one of the most important listed buildings in the country. Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 also states that 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.'

In accordance with the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990 considerable importance and great weight should be afforded to this harm.

In this case it is noted that some of the harms associated with the proposals are fundamentally required in order to make the building useable again in the way intended by the applicant. While the applicant's thoughts on this matter are noted, in their formal response to these applications, Historic England note that 'the level of harm caused by the proposals would be less than substantial, so would need to be assessed against paragraph 215 of the Framework, which states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal'. Historic England go on to note that '...the projections on the roof would cause a low level of harm to the significance of the building. We recognise that the National Trust's design team has worked to minimise the impact of these projections by siting them more centrally and providing a high-quality design as required by paragraph 210 of the NPPF. However, these revisions cannot entirely remove the harm. While the benefits of external restoration would be far more consequential than the limited harm caused by the projections, no harm should be accepted without a clear and convincing justification. Your Council also needs to be satisfied that the harm is outweighed by public benefits (in accordance with paragraphs 213 and 215 of the Framework), and that great weight has been given to the conservation of a building as important as this (paragraph 212 of the NPPF)'. The need to balance the harm against the public benefits is also echoed by the Council's Conservation Officer.

Without the proposed works, there is a possibility that the building may be left in its present condition which may increase the deterioration of the structure and the potential loss of further significance. While it is noted that public access to the roof is not technically required to restore the building, it is part of a package to create a cultural facility where visitors can understand and see the creation and construction of a famed Mansion House. Access to the roof of historic properties is not often permitted, and in this case, it would allow visitors the opportunity to view the roofscape at a unique position, as well as how the building sits within its wider estate (subject to listed building consent also being obtained). So, while roof access is technically not required, it is considered to be an

important and fundamental element of the overall offering for a newly interpreted Clandon Park.

As such, compared to the alternative of possible further deterioration, the harm resulting from the restoration works would ultimately result in the future viable operation of the building and the offering of a very different and unique facility for the wider public. The result would be a long enduring and important contribution to the heritage of the country, which is considered to be a very substantial public benefit of the scheme.

In addition, while not as important as the heritage benefits, the proposal would also bring with it a range of social, economic and environmental benefits, some of which are encouraged through the NPPF.

Together, the benefits directly flowing from the development are considered to be of such public importance that they do in this instance outweigh the heritage harm, even taking into account the considerable importance and great weight which is attached to it.

Overall conclusion

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions to be taken in accordance with the development plan unless material considerations indicate otherwise. This requires a broad judgement regarding whether the development accords with the plan read as a whole. Paragraph 11 of the NPPF also states that 'plans and decisions should apply a presumption in favour of sustainable development...For decision-taking this means...approving development proposals that accord with an up-to-date development plan without delay'.

While it is noted that the proposal results in harm to a number of heritage assets, which carries considerable importance and great weight, it has been found above that this has been outweighed by the public benefits which flow from the application.

Overall and taken as a whole, the development is considered to accord with the development plan. Therefore, the presumption is that the application should be approved without delay.

Appendix 1

Appendix 1 – Conditions and informatives

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 Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

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

Drawing reference and revision	Received by GBC
CLP-AAM-MWP-ZZ-DR-AR-07001 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07010 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07020 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07021 P00	18 Nov 2024
CLP-AAM-MWP-B1-DR-AR-07089 P00	18 Nov 2024
CLP-AAM-MWP-GF-DR-AR-07090 P00	18 Nov 2024
CLP-AAM-MWP-01-DR-AR-07091 P00	18 Nov 2024
CLP-AAM-MWP-02-DR-AR-07092 P00	18 Nov 2024
CLP-AAM-MWP-RF-DR-AR-07093 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07200 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07201 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07202 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07203 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07204 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07205 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07206 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07207 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07208 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07209 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07250 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07251 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07300 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07301 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07302 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07303 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07015 P00	18 Nov 2024
CLP-AAM-MWP-B1-DR-AR-07049 P00	18 Nov 2024
CLP-AAM-MWP-GF-DR-AR-07050 P00	18 Nov 2024
CLP-AAM-MWP-01-DR-AR-07051 P00	18 Nov 2024
CLP-AAM-MWP-02-DR-AR-07052 P00	18 Nov 2024
CLP-AAM-MWP-RF-DR-AR-07053 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07150 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07151 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07152 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07153 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07154 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07155 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07157 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07158 P00	18 Nov 2024

CLP-AAM-MWP-ZZ-DR-AR-07011 P00	18 Nov 2024
CLP-AAM-MWP-B1-DR-AR-07099 P00	18 Nov 2024
CLP-AAM-MWP-GF-DR-AR-07100 P00	18 Nov 2024
CLP-AAM-MWP-01-DR-AR-07101 P00	18 Nov 2024
CLP-AAM-MWP-02-DR-AR-07102 P00	18 Nov 2024
CLP-AAM-MWP-RF-DR-AR-07103 P00	18 Nov 2024
CLP-AAM-MWP-RF-DR-AR-07104 P00	18 Nov 2024
CLP-AAM-MWP-RF-DR-AR-07110 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07210 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07211 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07212 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07213 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07214 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07215 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07216 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07217 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07218 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07219 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07255 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07256 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07310 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07311 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07312 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07313 P00	18 Nov 2024
CLP-AAM-MWP-RF-DR-AR-07400 P00	18 Nov 2024
CLP-AAM-MWP-RF-DR-AR-07401 P00	18 Nov 2024
CLP-AAM-MWP-RF-DR-AR-07402 P00	18 Nov 2024
CLP-AAM-MWP-RF-DR-AR-07403 P00	18 Nov 2024
CLP-AAM-MWP-RF-DR-AR-07404 P00	18 Nov 2024
CLP-AAM-MWP-B1-DR-AR-07405 P00	18 Nov 2024
CLP-AAM-MWP-GF-DR-AR-07406 P00	18 Nov 2024
CLP-AAM-MWP-01-DR-AR-07407 P00	18 Nov 2024
CLP-AAM-MWP-02-DR-AR-07408 P00	18 Nov 2024
CLP-AAM-MWP-B1-DR-AR-07409 P00	18 Nov 2024
CLP-AAM-MWP-B1-DR-AR-07410 P00	18 Nov 2024
CLP-AAM-MWP-RF-DR-AR-07416 P00	18 Nov 2024
CLP-AAM-MWP-RF-DR-AR-07421 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07500 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07501 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07600 P00	18 Nov 2024
CLP-AAM-MWP-ZZ-DR-AR-07601 P00	18 Nov 2024

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

- The development hereby permitted shall not commence until details of the final design of a surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The final solution should follow the principles set out in the approved drainage strategy. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) The results of further infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels. Where infiltration is proposed confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times. The testing should be carried out in the location of proposed soakaways.
- b) Hydraulic calculations to demonstrate the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) storm events.
- c) Construction drawings for all drainage elements including cross sections and detailed drainage layout plan.
- d) An exceedance flow routing plan demonstrating no increase in surface water flood risk on or off site. The plan must include proposed levels and flow directions.
- e) Details of drainage management responsibilities and maintenance regimes for all drainage elements.
- f) Details of how surface water will be managed during construction including measures to protect on site and downstream systems prior to the final drainage system being operational.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

It is considered necessary for this to be a pre-commencement condition because ensuring adequate drainage goes to the heart of the planning permission.

- 4. Prior to the opening of the site and house to general visitors, a verification report must be submitted to and approved in writing by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), confirming any defects have been rectified. Provide the details of any management company. Provide an 'As-Built' drainage layout and state the national grid reference of key drainage elements.

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS.

- 5. The development hereby approved shall take place in accordance with a written programme of archaeological work including a Written Scheme of Investigation that has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following elements:
 - 1. The programme and methodology of site investigation and recording
 - 2. The programme for post investigation assessment
 - 3. Provision to be made for analysis of the site investigation and recording
 - 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 - 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation
 - 7. Provision of an appropriate programme of Public benefit and information.

Reason: To ensure that any archaeological remains that are present on the site are identified and recorded to appropriate professional standards and the results assessed, analysed and disseminated in accordance with the requirements of the National Planning Policy Framework.

6. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be installed and attenuated in accordance with the specifications and noise mitigation measures as detailed in the report Noise Impact Assessment Report dated 11.11.2024 by Ramboll (report reference: CLP-RAM-MWP-XX-RP-AC-00003). All installations and mitigation measures shall be implemented by competent persons. The mitigation measures must be maintained, operated and retained thereafter.

Reason: To protect the occupants of nearby residential properties from noise disturbance.

7. Before development hereby approved commences the following shall be submitted to and approved in writing by the Local Planning Authority:
 - a) a detailed Phase One desktop survey report should be completed to identify and evaluate possible onsite and offsite sources, pathways and receptors of contamination, and presentation of all plausible pollutant linkages in a preliminary conceptual site model.
 - b) a contaminated land on-site investigation proposal, detailing the extent and methodologies of sampling, analyses and proposed assessment criteria required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model (a), shall be submitted to the Local Planning Authority for approval.
 - c) a detailed on-site investigation must be carried out by a suitably qualified and accredited consultant/contractor in accordance with the approved site investigation proposal as per (b) to determine the nature and extent of contamination on site. This shall include an intrusive investigation, chemical testing, ground gas monitoring, a quantitative risk assessment, refining and updating the Conceptual Site model and evaluating the potentially unacceptable contamination risks requiring remediation. All investigation will be undertaken in accordance with DEFRA's Land Contamination: Technical Guidance and BS10175: 2011+A2:2017, Investigation of potentially contaminated sites. The ground gas monitoring and risk assessments shall be completed in accordance with CIRIA C665 guidance.
 - d) if need for remediation is identified, a detailed remediation strategy to restore the site to a standard suitable for use, including works to address any unsuspected contamination.

Reason: To ensure that risks from land contamination to neighbouring land and future users of the 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. This is required to be a pre-commencement condition as these details need to be investigated and agreed before intrusive works begin.

8. Any remediation scheme submitted in accordance with Condition 07 (above) shall be carried out as detailed in the applicants submission. Documentary proof shall be provided to the Local Planning Authority together with a quality assurance certificate to show that the works have been carried out in full accordance with the approved remediation strategy. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste material has been removed from the site before the development hereby permitted is occupied by any person not directly involved in constructing the development.

Reason: To ensure any contamination of the site is remediated and to protect existing/proposed occupants of the application site and/or adjacent land.

9. Prior to the opening of the site and house to general visitors, a scheme for the provision of a fast-charge Electric Vehicle (EV) charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply), shall be

submitted to and approved in writing by the Local Planning Authority. The scheme shall provide a timetable / trigger for the provision of the EV charging points and spaces as well as a parking space for the shuttle bus. The development shall only be carried out in accordance with the approved scheme which shall thereafter be retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport.

10. Prior to the opening of the site and house to general visitors, facilities for high quality, secure, lit and covered parking of bicycles and the provision of a charging point with timer for e-bikes by said facilities shall have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles.

11. No development shall commence until a Construction Transport Management Plan, to include details of:
 - (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) HGV deliveries and hours of operation
 - (g) vehicle routing
 - (h) measures to prevent the deposit of materials on the highway
 - (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (j) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

It is considered necessary for this to be a pre-commencement condition because the management of the construction needs to be considered before construction commences.

12. Prior to the opening of the site and house to general visitors a revised Travel Plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's "Travel Plans Good Practice Guide". To include details of:
 - (i) an Electric Vehicle Shuttle Bus and dedicated Electric Vehicle Shuttle Bus parking space;
 - (ii) details and commitment of café discount incentives;
 - (iii) a TRICS SAM survey should be undertaken for the baseline, and then again in years 3 and a questionnaire survey should also be undertaken at year 1, ie one year after the baseline survey;

(iv) details of monitoring.

The approved Travel Plan shall thereafter be maintained and developed to the satisfaction of the Local Planning Authority.

Reason: To encourage travel by means other than private motor vehicles.

13. Prior to the opening of the site and house to general visitors, space shall be laid out within the site in accordance with approved drawing CLP-AAM-MWP-ZZ-DR-AR-07011 P00 so that vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking and turning areas shall be retained and maintained for their designated purposes for the lifetime of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

14. Prior to the construction of the roof, section drawings at no less than 1:10 scale showing the junctions of the roof structure with the adjoining outer walls and the chimney stacks shall be submitted to and approved in writing by the Local Planning Authority. Works shall then be undertaken strictly in accordance with the details as approved.

Reason: To preserve the special architectural and historic interest of the listed building.

15. Prior to the commencement of the roof terrace hardscaping works, further details and/or drawings in respect of the following shall be submitted and approved in writing by the Local Planning Authority:

- Floor-scape design details covering the whole roof terrace
- Specification details, together with a sample of:
 - brick paviours;
 - crushed brick edges; and
 - transition edging/curbing

Works shall then be undertaken strictly in accordance with the details as approved.

Reason: To preserve the special architectural and historic interest of the listed building.

16. Prior to the roof terrace's first use for visitors, a detail plan of the roof terrace which shows the defined areas for the location of all outdoor furniture (including shading, heaters, tables, chairs, gazebos, etc...) shall be submitted and approved in writing by the Local Planning Authority. The placement of outdoor furniture shall be restricted to the areas identified in the agreed plan and so maintained.

Reason: To preserve the special architectural and historic interest of the listed building, to prevent harmful impacts on the setting of surrounding listed assets and in the interests of visual amenity.

17. Prior to the roof terrace's first use for visitors, specification details relating to all outdoor shading furniture (including parasols, sunshade sails, gazebos, awnings etc...) shall be submitted to and approved in writing by the Local Planning Authority. The submitted information shall include shall details relating to:

- design (including scale and height)
- materials

- external finish

Thereafter the furniture shall be implemented strictly in accordance with their approved form.

Reason: To preserve the special architectural and historic interest of the listed building, to prevent harmful impacts on the setting of surrounding listed assets and in the interests of visual amenity.

18. No landscaping works shall take place until specification details, together with material samples of the hard surfacing to be used in the construction/reinstatement of the; accessible visitor path, the north court visitor arrival area, the west court carriage loop and the service bay, has been submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the agreed materials.

Reason: To safeguard the setting of surrounding listed heritage assets and in the interests of visual amenity.

19. No landscaping works shall take place until specification details, together with material samples of the hard surfacing to be used in the construction/reinstatement of the:

- accessible visitor path
- the north court visitor arrival area
- the west court carriage loop
- the service bay

have been submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the agreed materials.

Reason: To safeguard the setting of surrounding listed heritage assets and in the interests of visual amenity.

20. Prior to the construction of the roof pavilions and lift overrun, specification details, together with samples of all external materials hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the agreed materials.

Reason: To preserve the special architectural and historic interest of the listed building, to prevent harmful impacts on the setting of surrounding listed assets and in the interests of visual amenity.

21. Prior to the construction of the air source heat pump compound, specification details, together with samples of all external materials hereby permitted shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the agreed materials.

Reason: To safeguard the setting of surrounding listed heritage assets and in the interests of visual amenity.

22. No development related works shall take place on site until an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction, are submitted to and approved in writing by the Local Planning Authority. The approved Arboricultural Method Statement

must be adhered to in full and may only be modified subject to written agreement from the Local Planning Authority.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality. It is considered necessary for this to be a pre-commencement condition because the adequate protection of trees prior to works commencing on site goes to the heart of the planning permission.

23. No development, or site preparation shall take place until a person qualified in arboriculture, and approved by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The Arboricultural Supervisor will be responsible for the implementation of protective measures, special surfacing, and all works deemed necessary to ensure compliance with the approved Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality. It is considered necessary for this to be a pre-commencement condition because the adequate protection of trees prior to works commencing on site goes to the heart of the planning permission.

24. Before any equipment, materials or machinery are brought onto the site for the purposes of development, a pre-commencement site meeting between the Tree Officer, retained Arboricultural Supervisor and Site Manager shall take place to confirm the protection of trees on and adjacent to the site in accordance with approved Arboricultural Method Statement and Tree Protection Plan.

The tree protection shall be positioned as shown on the Tree Protection Plan, before any equipment, materials or machinery are brought onto the site for the purposes of the development. The tree protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority. 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 Arboricultural Supervisor.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality. It is considered necessary for this to be a pre-commencement condition because the adequate protection of trees prior to works commencing on site goes to the heart of the planning permission.

25. Prior to the installation of external lighting, a Sensitive Lighting Management Plan (to cover any external lights within the grounds, attached to the building, on the roof and lighting within the pavilions which would be visible externally) shall be submitted to and approved in writing by the Local Planning Authority. This plan should include details of:

- the position
- height
- design
- measures to control light spillage
- intensity of illumination.

The development shall then be carried out in accordance with the approved details.

Reason: To prevent adverse impacts on protected species, in particular bats, resulting from the proposed development works and to protect the visual amenity of the surrounding area.

26. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

- a) Map showing the location of all ecological features
- b) Risk Assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protective fencing, exclusion barriers and warning signs

The approved CEMP shall be adhered to and implemented throughout the construction period in accordance with the approved details.

Reason: To protect protected species and habitats and to mitigate any impact from the development during the construction process.

It is considered necessary for this to be a pre-commencement condition because the management of the construction needs to be considered before construction commences.

27. No development shall take place, apart from site clearance and demolition, until a Biodiversity Net Gain Plan and Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- a) A description and evaluation of the features to be managed.
- b) The ecological trends and constraints on-site that may influence management.
- c) Aims, objectives and targets for management, including links with local and national species and habitat action plans.
- d) Detail of habitat creation, and how this relates to the adjacent Biodiversity Opportunity Area
- e) Details of how the net gain of 20.47% for habitats and 20.66% for hedgerows will be delivered across the development.
- f) Description of the management operations necessary to achieve the aims and objectives and prescriptions for management actions.
- g) Preparation of a works schedule, including an annual works schedule.
- h) Details of the monitoring required to measure the effectiveness of management and the timetable for each element of the monitoring programme.
- i) Details of the persons responsible for the implementation and monitoring.
- j) How management will be adapted to account for necessary changes to work schedules to achieve required targets.
- k) An outline of the details to be provided in the monitoring reports.

The development shall be carried out in accordance with the approved Biodiversity Net Gain Statement.

Reason: To secure Biodiversity Net Gain in accordance with policy P7 of the LPDMP.

It is necessary for this condition to be pre-commencement because securing the details of the how the Biodiversity Net Gain will be achieved, maintained and monitored is essential before works start on site which may impact ecological factors.

Informatives

1. If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk
2. This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:
 - Offering a pre-application advice service in certain circumstances
 - Where pre-application advice has been sought and that advice has been followed, we will advise applicants/agents of any further issues arising during the course of the application
 - Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

However, Guildford Borough Council will generally not engage in unnecessary negotiation for fundamentally unacceptable proposals or where significant changes to an application is required.

In this case pre-application advice was sought and provided which addressed initial issues, the application has been submitted in accordance with that advice, however, further issues were identified during the consultation stage of the application. Officers have worked with the applicant to overcome these issues.

3. LLFA Informative:

If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

4. County Highways Authority Informatives:

- a. The EV charging condition has been recommended because Surrey County Council's Electric Vehicle charging requirements for the development proposed, exceeds those as defined within Building Regulations. The County Highway consider it is necessary for the condition to be imposed on any consent granted, in accordance with the requirements of the NPPF (2023) at paragraph 116 (e) and Surrey County Council's LTP4 policy on improving emissions intensity and energy efficiency of vehicles and operational efficiency of roads through technology improvements.
- b. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm. Where repeated problems occur the Highway Authority may

use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.

- c. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2024. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
 - d. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in a non-domestic building, the premises should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-1 of the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.
5. The applicant is advised that the conditions attached to the associated Listed Building Consent application 24/P/01682 are also relevant to this application.
 6. In relation to Condition 25, please be advised that the lighting scheme will need to comply with 'Bats and Lighting in the UK - Bats and Built Environment Series and will also need to ensure that the lighting minimises the impact on visual amenity.

Appendix 2

Application Number(s)	24/P/01681
Site Address	Clandon Park (National Trust), West Clandon. Guildford, GU4 7RQ
Proposal	Planning Permission for external alterations to include new roof with terrace, perimeter balustrade, roof enclosures for stairs, lift access plus accessible WCs and refreshments. Refurbished and replacement windows throughout. New accessible lift access. Air source heat pumps and enclosure, adaptation of substation and other plant equipment and associated trenching. Accessible parking spaces, electrical vehicle charging, and cycle parking, amendment of wall between North Court and West Forecourt and creation of new accessible footpath, lighting, railing, resurfacing, tree works and new planting, and other works.

1. DESCRIPTION OF SITE

- 1.1. Clandon Park is a historic country estate of 220 hectares that is situated between Guildford and West Clandon contained by the A25 to its south, the Guildford to Waterloo (New Guildford) railway line to the north, the village of West Clandon to the east and the Guildford suburb of Merrow to the west.
- 1.2. At the heart of the historic estate is the 1730's grade I listed neo-Palladian mansion, which sits in a grade II listed registered parkland landscape that is associated with Capability Brown. Within the parkland, west of the mansion house, lies a complex of ancillary buildings, both historic and modern in nature, known as Temple Court. Forming part of this complex is an early 18th Century timber framed barn that is grade II listed, along with a grade II listed 18th Century Dovecote, as well as Edwins Garden Centre, which is located within the Estate's historic walled kitchen garden.
- 1.3. Much of Brown's designed parkland has been weakened by actions in the late 19th Century to subdivide the estate into fields for the purposes of farming, as well as the division in ownership. Today's landscape arrangement can be defined into 7 distinctive character areas.
 - Mansion, Forecourt and Garden – Consists of the mansion house itself, the gravel forecourt immediately in front of the principal (west) elevation of the house that is currently home to several temporary portacabins supporting the approved phased repair works, and the parterre and formal lawned gardens immediately to the east and south of the house. This area forms part of the estate that is owned and managed by the National Trust.
 - Visitor Car Park – This area is sited a short distance to the north-east of the mansion house, on the north side of the current main/eastern access drive into the estate. It consists of unmarked spaces for approximately 150 cars and 2 coaches and a modestly sized timber ticket kiosk and substantially screened on all sides by mature tree and shrub planting. This area forms part of the estate that is owned and managed by the National Trust.
 - Pleasure Grounds – This linear area is situated north of the mansion house and stretches northwards up to Footpath 74. Historically this section was designed as a horticultural showpiece containing a series of linked water bodies, however it has reverted to lightly managed woodland alongside these water features which now serve as fishing lakes.
 - Wilderness – This 6ha area is situated to the south of the mansion house and expands out from the formal lawned gardens up to the estate's boundary with the A25. Whilst abandoned some glades amongst the trees and 19th Century ornamental planting do survive. This area forms part of the estate that is owned and managed by the Onslow Estate.
 - Temple Court – This area is located south of the centre of the park and approximately 500m west of the mansion house. It is made up of a small collection of buildings and structures that focused around a multi-phased house known as Temple Court. This area forms part of the estate that is owned and managed by the Onslow Estate.
 - Kitchen Garden – This 1.1ha area lies immediately to the east of Temple Court, approximately 350m west of the mansion house. None of the glasshouses, planting or path systems survive of the original Kitchen Garden, instead the enclosed area is used as a garden centre, consisting of a sizeable single storey rectangular

garden centre building, together with associated outdoor retail area and car parking. This area forms part of the estate that is owned and managed by the Onslow Estate.

- Parkland - Extending out to the north and west is the wider parkland. It is a 'Capability' Brown designed landscape of naturalistic character. This area forms part of the estate that is owned and managed by the Onslow Estate.

1.4. There are several other structures set within the park that form part of the historic estate, these include:

- The Merrow Gates and their Lodges – This grade II* listed set piece structure is located at the south-western corner of the estate, at the Epsom Road (A25) and Park Lane junction. It marks the original main entrance to estate.
- Cranley Cottages and Lodge – This whimsical 'Old English' grade II listed structure is situated along the Estate's eastern boundary. It fronts on to main street (The Street) of the village of West Clandon and marks a new entrance to the Estate that was established in 1884 for visitors arriving by train.
- The Temple – The Temple is a grade II listed folly like landscape feature that was added to the Estate in 1924. It is found within the Pleasure Ground character area of the estate, approximately 200m to the north of the mansion house, on the north-east bank of the South Pool.

2. DESCRIPTION OF WORKS

2.1. The National Trust's vision for the mansion house at Clandon is to present a conserved country house 'laid-bare' re-presentation of the property, as a purposeful and forward-looking response to the accidental fire in April 2015. It seeks to return the existing building into a heritage attraction, cultural venue and events space in alignment with its established use. The intention is that the house would be used to engage current and new audiences with the story of Clandon Park, specifically focusing on those who built and made the house (and others like it).

2.2. The implementation of this vision involves the following works and interventions:

- Replacement and refurbishment of historic windows and internal and external doors.
- Construction of new contemporary roof, including three rooflights and public terrace, two roof pavilions incorporating stair cores, a lift over run, accessible WC and a refreshment kiosk.
- Addition of an accessible external platform lift
- Addition of air source heat pumps within associated enclosure and adaptation of existing substation with associated trenching.
- Works to landscape including the provision of a new accessible footpath with lighting and railings, new planting and the alteration of a wall between the North Court and West Forecourt.
- The provision of accessible parking spaces, electrical vehicle charging and cycle parking

3. DOCUMENTS AND DRAWINGS REVIEWED

- a) Heritage Impact Assessment – *Purcell*
- b) Archaeological Impact Assessment - *Bristol & Bath Heritage Consultancy*
- c) Historic Environment Desk Based Assessment - *Bristol & Bath Heritage Consultancy*
- d) Structural Impact Assessment – *Ramboll*
- e) Planning Statement – *The Planning Lab*
- f) Design and Access Statement – *Allies and Morrison*
- g) Existing and Proposed Elevation and Floor Plans
- h) Existing and Proposed Site Sections (a-d)
- i) Existing and Proposed Sections (a-j)
- j) Demolition Site Plan
- k) Proposed Demolition Plans (Basement – Roof)
- l) Proposed Demolition Sections (a-j)
- m) Proposed Window Details (Basement – Second Floor)
- n) Existing and Proposed Stone Stair Sections
- o) Oak Stair Pavilion Bay Study
- p) New Stair Pavilion Bay Study
- q) Rooflight External Bay Study (Marble Hall, Saloon, Palladio)
- r) Proposed Vent Details (WC & Kitchen)
- s) Proposed Palladio Basement External Door Details
- t) Proposed Typical Internal Door
- u) Walkway Details (Ground and First Floor)
- v) First Floor Walkway Ramp Details

- w) Planter Details
- x) Proposed Platform Lift & Sections
- y) Air Source Heat Pump Elevation, Plan and Section

4. KEY HERITAGE ASSETS AND THEIR SIGNIFICANCE

- 4.1. Several heritage designations apply to Clandon Park and its component parts, which recognise its special historic and architectural interest. Those that apply to the National Trust-owned elements of the estate are:
- Clandon Park Mansion (Grade I)
 - Grotto (Grade II)
 - Merrow Lodges and Gates (Grade II*)
 - Māori Meeting House [Hinemihi] (Grade II)
 - Clandon Park Registered Park and Garden (Grade II)
 - West Clandon Conservation Area
- 4.2. A Heritage Statement has been prepared and submitted by the applicant which has identified and considered the following heritage assets:
- Clandon Park Mansion (Grade I)
 - Grotto (Grade II)
 - Merrow Lodges and Gates (Grade II*)
 - Māori Meeting House [Hinemihi] (Grade II)
 - Temple to the North of Clandon Park (Grade II)
 - Barn at Temple Court (Grade II)
 - Dovecot at Temple Court (Grade II)
 - Cranley Cottages & Lodges (Grade II)
 - Clandon Park Registered Park and Garden (Grade II)
 - West Clandon Conservation Area
- 4.3. In addition to the above I have also identified the Church of St Peter and St Paul which is a grade II* listed building that is in close proximity to the application site and thus has been included in my assessment for completeness.
- 4.4. The following tables discuss each of the sites listed above in order, setting out a basic understanding of the asset, the contribution of setting, its significance and then follows on to discuss whether the proposed development would have impact on significance and/or setting. Where harm or conflict with policy is identified, then this will be stated, with reference to the requirements set out in the NPPF and the guidance given.
- 4.5. It is important to set out that the present fire damage condition of the mansion house is the consequence of a tragic accident due to an electric fault and not the result of deliberate damage or neglect. Thereby, in accordance with legislation and policy, the baseline for the assessment of significance is the present, fire-damaged state.

1	HERITAGE ASSET: Clandon Park Mansion	GRADE: I
<p>Description</p> <p>The building is one of the finest and most prominent designs of Giacomo (James) Leoni, the venetian architect who first translated the work of Palladio into English, with long lasting consequences on the history of British architecture. Externally, the house had been designed to impress. It had been conceived as a clean-cut rectangular box, pedimented to the west, and with progressively simpler articulation to the south, east and north. A complex pattern of interlocking roofs, later concealed under a flat roof, has been lost, but as this had been concealed behind a continuous balustrade, such that the impacts of this loss have not impacted on perceptions of the exterior, nor its visual significance. The survival of the 12 prominent chimneystacks ensures that the historic profile of Clandon from afar has remained. The significance of the bold and somewhat austere form of the house as originally conceived by Leoni had been harmed by later and unevenly applied casement window fenestration (now perished in the fire) and poorly colour matched C20th stonework repairs; all changes that could be readily reversed. The large and cumbersome though practical porte-cochere added in the 1870's is regretted by some. A small late C18th/early C19th porch added centrally to the basement entrance of the north side has not harmed this significance due to its modest scale on the service aspect.</p> <p>The outstanding significance of the house is enhanced by the no less outstanding significance of its parkland setting, which has its origins in the 17th century as an aggrandized hunting box with a pleasure ground. This developed as fashion and finance allowed, with a significant formal garden designed by Royal gardeners London and Wise, which was in turn re-arranged in the 1780's by Lancelot 'Capability' Brown. Although much eroded by poor management with access/ownership restrictions, sufficient evidence remains to reinstate the re-planned lakes, planting and rolling access to the west front of the house, and the wilderness area to the south, such that arrival through Brown's Merrow Lodges, with their early C18th iron gates as arranged by him, to approach the house such that its impact could be seen and understood, could be readily reinstated as he envisaged.</p> <p>While the internal finishes and decorations have been lost in many places, the most important architectural space, the cube Marble Hall, was one of the most exceptional in England. The two Rysbrack fireplaces and some of the contemporary plasterworks have also survived the fire, as has the continuity of rooms to the</p>	<p>Significance</p> <p>The Mansion house is of the highest significance in the national context and is fundamental to the character of Clandon Park. That said, its significance has been reshaped by the fire which occurred in 2015.</p> <p>The asset's significance can be summarised as follows:</p> <ul style="list-style-type: none"> • As an early example of the neo-Palladian movement. • Considerable architectural and historic interest by virtue of its association with Giacomo (James) Leoni – an important figure in the early 18th Century Palladian movement. Only a small number of physical examples of his work survive thereby adding to the significance. • As the centrepiece of an extensive park that was extensively re-shaped/re-landscaped by Lancelot 'Capability' Brown which is expressed in long and short views. • The survival of the Speaker's Parlour and partial survival of the Marble Hall and Stone Stairs – provide a reminder of the property's original grandeur and aesthetic quality. • The survival of internal wall enables an understanding of the house's internal layout as well as an appreciation of the scale of individual rooms • Its historical association with the Onslow Family, a family who have been prominently associated with the British Parliamentary system, as leading members of Whig aristocracy as well as having provided three Speakers of the House of Commons, an accomplishment that is commemorated within the fabric of the house in the form of the surviving Speakers Parlour. • Whilst the 2015 fire has greatly diminished the significance of the house's historic interiors, it has exposed previously concealed aspects of its archaeological and historic interest, including exposed structural elements which illustrate processes of construction and early design changes. 	

north and east of the Marble Hall, including the whole of the Speakers' Parlour, and sufficient parts of the Stone stair, Saloon, State Bedroom and Library. Elsewhere the floor plan of rooms arranged in enfilade remains clearly defined. Surviving also are significant areas of the basement, including the old kitchen and service corridor.

Socially, Clandon's significance lies in its long involvement with the Onslow family, whose prominent national and political role have impacted the status and development of its county town at nearby Guildford. The house served as an hospital in WWI, as a depository of the national records office in WWII, and accommodated of the Gubbay collection of porcelain and ceramics from the 1960's onwards. In its National Trust form, the house and its park have become a popular social amenity, especially for Guildford, whose eastern urban extent now reaches the Merrow Gates.

While much of its priceless collection has been lost, significant items and pictures have been salvaged to recreate something with sufficient authenticity to create at least a coherent part of pre-fire Clandon.

Impact of Proposal on Significance

Replacement and refurbishment of historic windows and external doors

Windows:

The application seeks to repair fire damage windows where they exist and the reinstatement of lost windows throughout the mansion house in an approach which has been guided and informed by analysis undertaken by Charles Brooking an authoritative Architectural Historian. The windows would be restored and reinstated in a manner which accurately replicate the building's 18th and 19th century appearance, with any lost or existing window that formed a part of the 20th century alterations reinstated to their 18th century origin. In both instances (repair and reinstatement) the application stipulates and demonstrates that traditional materials and glazing/joinery will be used, and that frames, sash boxes and glazing bars will be crafted to honestly match existing historic profiles.

There are a small number of window units (six), concentrated at basement level, where the proposal limitedly deviates from the approach set out above to introduce a louvred panel in the place of the top lights. The purpose of the louvred panels is to facilitate the provision of ventilation/ extraction units to the proposed WC's (room B6), Plant room (room B10) and kitchen (rooms B19 & B20). In all instances the existing windows are proposed to be retained, and lost windows will be reinstated in their original form, although the installation of the louvres would require the top sashes of the windows to be fixed open. The louvred screen to the extract would be set substantially back from the window frame, whilst the louvres to the south and west elevations would be installed in line with the bottom sash.

External Doors:

The external doors to the Palladio Room have been entirely lost and only fragments remain of the external doors to the Saloon. As little evidence survives to inform our understanding of the historic design of the basement door to the Palladio Room, the door has been designed to match the ground floor door to the Palladio Room, albeit in a scaled down form to match the proportions of the existing opening. By virtue of the surviving evidential sources, such as photographs and the remaining fragments the approach being proposed for the Saloon door is to be reinstated on a like-for-like basis, using the evidential sources as references. Additionally, the doors to the north porch and the porte-cochere are proposed to be retained and sympathetically repaired.

Impact Assessment

I agree with the conclusions reached in the application's supporting heritage statement that the works to the external doors and windows will have a high beneficial heritage impact. The sympathetic conservation-led re-introduction and repair of a complete suite of windows and doors would allow for the whole sale restoration of the mansion house's external elevations, thereby allowing its architectural aesthetic qualities to be appreciated again, as well playing a significant role in creating a watertight and secure building envelope that helps to protect and safeguard the building and its remaining historic fabric for the future.

I find that these proposed works have regard to the architectural and historic integrity that forms part of the significance of this grade I listed building, and that the property's intrinsic character is reinforced through the proposed application of materials, detailing and construction techniques. I therefore assert that the works are compliant with Policy D19 (2) and thereby accord with the expectations of section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990. It follows that **no harm** to significance is identified.

Construction of new contemporary roof

The original roof, constructed in 1730-33, was formed of twenty-three clay-tiled hipped roofs that sat behind a balustraded parapet. The roofs behind the north and south balustrades were orientated east-west, whilst the remaining roofs were orientated north-south. The roofs replicated the structural arrangement of the building below and were separated into three distinct groups, with eight roofs to the north cell (including one north-south-orientated roof), seven roofs to the central cell (solely north-south-orientated) and eight roofs to the south cell (including one north-south-orientated roof). The valleys between the hips were formed above the primary roof joists spanning north-south.

In 1956 this original roof structure was overclad with a copper flat roof, causing the removal of the majority of the material covering the hip structures. This intervention also saw the addition of new beams in both timber and steel spanning over the original ridge beams. This whole alteration resulted in the roof buildup being increased which, consequently had an impact on its visibility within the setting of the property. Simultaneously, the property's 36" tall chimney pots were all cut down/replaced. Later, in 2008, the copper roof was overlaid in lead, thereby increasing the roof buildup further as well as truncating and diminishing the prominence of the property's 12 brick chimney stacks.

The roof was destroyed by fire in 2015, leaving only the brick chimney stacks, roof parapet, and lead rainwater goods, including hoppers, to survive and consequently resulting in detrimental damage to the house's architectural and aesthetic quality.

The application seeks to reintroduce a new roof to the mansion house structure. The roof that is proposed is contemporary in nature, design and function and seeks the opportunity to introduce public access by means of terrace. There are a number of key design moves associated with this proposal.

Roof Structure and Rooflights:

The roof structure is proposed as a continuous structure that would float above the masonry wall and which would be punctuated by 3 rooflights. Internally, the structure is expressed by an exposed timber soffit detail that articulates a rationalised layout of the original primary beams and a secondary grain referencing the

historic timber tie joists whilst externally, its covered by brick paving landscape design that echoes and draws upon the plan of the walls beneath, and simple geometric forms found in historic plaster ceiling of their respective rooms.

The proposed three rooflights are to be located above the Marble Hall, Saloon and Palladio space. Their form and proportions are an abstraction of the geometry of the lost plaster ceilings of the corresponding respective rooms. In addition to providing natural daylight, the rooflights have been purposefully designed to incorporate automated vents that naturally ventilate the house thereby reducing the need for mechanical ventilation.

Impact Assessment:

The principle of reintroducing a roof over the building provides a heritage benefit because it not only allows for the return of a lost functional architectural element, restoring structural solidity to the building, but it also protects the building from future damage caused by exposure to the elements. Further to this it also enables the return and appreciation of internal enclosed volume of the property. Whilst the form, materiality and construction of the structure is radically different to that of any of the three roofs that previously existed, its low flat profile will ensure that the structure sits discreetly behind the mansion house's surviving balustrade parapet, thereby restricting its visibility in views of the house from within the immediate and wider setting. Its low profile will also ensure that the visual primacy is maintained for both the surviving stone balustrading and the 12 brick chimney stacks.

The proposed method of construction, particularly with regards to how the proposed new intervention interacts and responds to the surviving historic fabric, is considered to be appropriate, with significant care being given to providing a lightweight, materially sympathetic junction between new and surviving fabric.

Internally, visual appreciation of the roof structure throughout the whole of the mansion house would be a new architectural concept for the property, however with consideration to the property's post fire significance and the loss of the historic roof, the principle for doing this is not objected to. The approach being taken of exposed soffits expressing a rationalised layout of the original beams and a secondary grain referencing the historic secondary timber tie joists is considered to be both thoughtful and sympathetic, providing a degree of legibility to the property's pre-fire character and form.

The proposed rooflights, by virtue of their scale and geometry are considered to be a radical modern addition that would typically be contrary to the architectural and historic significance of this fine Georgian mansion house, however with consideration to the property's post fire significance and the outright loss of the historic roof, together with the understanding that their form and proportions are an abstraction of the geometry of the lost plaster ceilings of the corresponding respective rooms below, their introduction is not objected to.

With consideration to the above, I find that this aspect of the application has been designed with regard to the architectural and historic integrity that forms part of the significance of this grade I listed building, and that the property's intrinsic character is reinforced through the proposed application of materials, detailing and construction techniques. I therefore assert that the works are compliant with Policy D19 (2) and thereby accord with the expectations of section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990. It follows that **no harm** to significance is identified.

Roof Pavillions:

One of the key design moves associated with the proposed scheme is the provision of public access to the roof for a unique, up-close experience of the surviving chimneys, as well views across the Surrey countryside. To achieve this, the proposed new internal staircases and lift are required to extend to the roof, thereby requiring two pavilion structures where they emerge at roof level. The plan of these pavilions is of rectangular form and whilst dictated by the location of the stairs and lift core internally have been purposefully located towards the centre of the roof plan, nestled between the surviving chimney stacks with their parapets sitting in line with the existing stone chimney crown. The lift overrun, which forms part of the southern roof pavilion, has been consciously designed to minimise its size and massing on the roof, with its height being engineered to be the absolute minimum necessary.

Both structures have been consciously designed in a distinct simple modern language that references the fine stone sections and dressings of the mansion's façades. A simple external colonnade façade provides the structures with crisp articulation and the orientation of the majority of window having been intentionally located on inward facing elevations to mitigate light spillage. As means of ensuring that architectural and visual primacy is maintained by the chimneys, the lift overrun is proposed to be clad in reconstituted stone that is tonally similar to that proposed for the pavilions. The cladding itself is proposed to have a fluted profile which would aid in breaking down the structures mass as well as consciously echoing the visual rhythm of the chimney pots.

Impact Assessment:

These are architectural elements that, despite their considerate and sensitively recessive design and positioning, would visually alter the historic roofscape in some key views in a limiting way, such as from the East Lawn (View 4), the Kitchen Garden (View 5b) and the South Garden (View 10). They would appear above the house's surviving parapet and by virtue of their profile, massing and scale would disturb the proportions and form of the mansion house, which is a component of the heritage assets significance, thereby representing a change from the post-fire baseline.

The supporting verified views information indicates that the proposed structures would not be overly prominent, an outcome that I consider has been substantially aided by the design team, who have worked to minimise the impact of both proposed structures, by means of positioning, design and materiality as required by the NPPF. Nevertheless, these adjustments have failed to remove the harm entirely and as such this element of the application fails to comply with Policies D19(1) & D19 (2), as the proposed works fail to conserve, enhance, or better reveal the significance of this grade I listed mansion house and its setting. The level of harm caused by these additions would be at the **low end of less-than-substantial harm** when taking into consideration the post-fire significance of the property, and thereby in accordance with Policy D18(3) the identified harm will need to be considered in line with paragraphs 213 and 215 of the NPPF.

Rooftop Kiosk:

Integrated within the northern pavilion is a kiosk area that would provide light refreshments for visitors to this space. Its positioning on the east side of the proposed terrace has been informed by wind analysis that indicates that this area achieves wind levels suitable for seating. The kiosk will serve through three openings, closed and protected by metalwork awnings, inserted into the masonry wall and maintain the rhythm of the proposed roof pavilions colonnade. Supplementing this kiosk would be areas of non-permanent seating and shade in a form akin to hardwearing garden furniture, however the precise area/s have not been defined within any submitted material.

Impact Assessment:

Whilst the aspirations for providing light refreshment provisions at roof terrace level are understood, there is a concern that such a provision would require areas of non-permanent seating and shade, and thereby necessitate the introduction of visually prominent furniture such as parasols, outdoor heaters or other atypical features that are contrary to the character of a traditional mansion house roofscape. The indicative visuals contained within the DAS indicate that the likely areas for such furniture would be north and east of the proposed kiosk, close to edges of the roof, as such, it is fair to assume that such features are likely to be observed above the mansion house's surviving parapet, and their perception and impact would be dependent upon scale and colouring. Equally, their presence towards the edges of the roof would diminish the visual primacy of the surviving chimney stacks in the areas in which they would be located.

Whilst there is acknowledgement that the concerns noted above regarding such furniture is likely to be seasonal and also non-permanent in nature, I still consider that this element would result in a feature that fails to conserve, enhance or better reveal the significance of this grade I listed mansion house and its setting. The

level of harm caused by this addition would be at the **low end of less-than-substantial** when taking into consideration the post-fire significance of the property, and thereby in accordance with Policy D18(3) the identified harm will need to be considered in line with paragraphs 213 and 215 of the NPPF.

Rooftop Planters and Planting:

A number of raised planting beds, associated planting, and bench seating are proposed to enhance the public experience on the proposed roof terrace. These are positioned from the roof's edge to prevent visibility from ground level views and to allow visitors to walk around the roof. The planting would be guided by both historic, aesthetic and environmental considerations as well as by the principle that it should not be visible from ground level.

Impact Assessment:

The proposed rooftop planters and planting, by virtue of their scale and geometry are considered to be a significant modern addition that would typically be contrary to the architectural and historic significance of this fine Georgian mansion house. However, with consideration to the property's post fire significance and the outright loss of the historic roof, together with the fact that they have been designed and developed to integrate into the new roofscape sympathetically with considerate placement, scale and materiality, their introduction is not objected to.

I find that this aspect of the application has been designed with regard to the architectural and historic integrity that forms part of the significance of this grade I listed building, and that the property's intrinsic character is reinforced through the proposed application of materials, detailing and construction techniques. I therefore assert that the works are compliant with Policies D19 (1) and D19 (2) and thereby accord with the expectations of section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990. It follows that **no harm** to significance is identified.

Rooftop Balustrade:

To enable safe access for visitors to the proposed roof terrace an additional balustrade is required. This balustrade would sit around the full perimeter of the roof and would be inset from the existing stone balustrade, the inset distance being a reference to the extent to which the historic hipped roof was set back. The proposed design is for a simple metal balustrade, formed of circular uprights with a timber handrail. A down light would be recessed into the underside of the handrail, providing perimeter lighting to the terrace in accordance with Building Regulations.

Impact Assessment:

At roof level the form, design, materiality and positioning of the proposed balustrade is considered to be appropriately recessive and thus acceptable. The decision to provide a set back from the historic stone balustrade is welcomed, not only because it signifies the extent to which the historic hipped roof was set back, but more importantly that it serves to protect and safeguard this fragile fabric. The set back, in combination with the balustrading's simple permeable design, minimises the visibility of the proposed new balustrading at ground floor level, thereby preserving the visual primacy of the surviving historic balustrading.

The proposed inclusion of down lights on the underside of the handrail is acknowledged, however, I am satisfied that the inclusion of this feature would not result in harm to significance.

I find that this aspect of the application has been designed with regard to the architectural and historic integrity that forms part of the significance of this grade I listed building, and that the property's intrinsic character is reinforced through the proposed application of materials, detailing and construction techniques. I therefore assert that the works are compliant with Policies D19 (1) and D19 (2) and thereby accord with the expectations of section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990. It follows that **no harm** to significance is identified.

Addition of an accessible external platform lift

Platform Lift

A platform lift is proposed to be installed into the basement lightwell which adjoins the Palladio Room. This is to facilitate the provision of level of access between the basement and the gardens to the east and south of the mansion house. The details provided inform that the platform lift would be installed within the eastern corner of the lightwell. Its presence will be articulated by the inclusion of a series of wood fibre panels finished in a lime render that would be attached to the east and south walls of the lightwell, providing a level vertical surface to allow the installation and conceal the lifts guide tracks. At garden level existing stone coping would be replaced to facilitate a level threshold for exit and entry of the lift, together with a new iron gate that would be sensitively integrated into the existing metal balustrading that is installed around the lightwell's perimeter.

Impact Assessment:

The lightwell, which was constructed in the mid-19th century, is considered to be of some significance due to its proximity and close architectural relationship with the mansion house. The structure is very much a utilitarian space devoid of decorative fabric or treatment, the exception to this is the restrained iron balustrading that is attached around the perimeter, which can be ascribed some limited architectural significance.

It is acknowledged that the introduction of this modern facility would result in the alteration of a small amount of historic fabric including the existing stone coping and metal balustrading, however, there is also an appreciation of the applicant's aspirations for universal access throughout the mansion house. Lengthy pre-application discussions have been had seeking to find alternative feasible solutions that would be less harmful, however, the approach that is being proposed has been demonstrated through that process as being the least visually invasive and most sensitive to the property's architectural and historical significance by virtue of its recessive positioning, its lightweight integrated design treatment and minimal fabric interventions.

With consideration to the above, I find that these proposed works have regard to the architectural and historic integrity that forms part of the significance of this grade I listed building, and that the property's intrinsic character is reinforced through the proposed application of materials, detailing and construction techniques. Equally, as the proposed platform lift location is concealed within the basement lightwell, I am also satisfied that its introduction would not result in an appreciable change to the mansion house's setting. I therefore assert that the works are compliant with Policy D19 (2) and thereby accord with the expectations of section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990. It follows that **no harm** to significance is identified.

Addition of air source heat pumps within associated enclosure & Landscaping

A new enclosure housing Air Source Heat Pumps (ASHP) is proposed adjacent to the north courtyard. Several locations for the ASHP have been rigorously explored and tested through conversations with Historic England, Guildford Borough Council and Surrey County Council and have subsequently been discounted due to heritage, ecology or landscape impacts with the proposed location having been determined as having the least collective impact on the historic landscape and setting of the grade I listed mansion house.

Impact Assessment:

The introduction of the proposed ASHP and their enclosure compound, which would also include the existing detracting substation, would result in an adverse change and some visual intrusion to the setting of the highly significant grade I listed mansion. It is recognised that the scale, massing and materiality of the ASHP compound has been consciously designed to be as small as is viable, whilst also taking the opportunity to enclose the existing detracting substation and integrating additional planting, however despite these efforts it still results in a sizable compound structure of conflicting architectural character sitting in close proximity to the house.

Its positioning means that there would be views of the enclosed compound from the North Court and through windows in the north elevation, as well as from the proposed roof terrace. Equally, the audible output of the ASHP units would have limited disturbance by virtue of background noise on the mansion house's natural rural setting.

Whilst acknowledging that the location of the ASHP has been rigorously tested to minimise heritage, ecology and landscape impact, it is deemed that this element of the application would result in a negative impact on the setting and experience of the grade I listed mansion house. The level of harm caused by this addition would be at the **low end of less-than-substantial** when taking into consideration the post-fire significance of the property, and thereby in accordance with Policy D18(3) the identified harm will need to be considered in line with paragraphs 213 and 215 of the NPPF.

Landscaping Works

The application seeks consent for a suite of landscaping works which primarily focus on improving the visitor experience within the north court and west court, which collectively form the key arrival spaces for visitors to Clandon.

The proposed works consist of:

- Improvement pedestrian access by virtue of a new accessible entrance path
- The removal of a small section of the North Court Wall
- Hard landscape works to the North Courtyard and West Court
- Resurfacing and demarcating of 8 accessible bay
- The provision of 6 EV charging parking bays

New accessible entrance path

A new accessible entrance path, together with reinstated estate fencing is proposed to improve pedestrian access to the house and as such will connect the existing car park to the North Court. The proposed route and materials have been chosen to minimise impacts on existing trees along the route of the path. The gradient, of no steeper than 1:21, has been designed to provide equal access for all and the pathway shall include a bench rest points within 50m of the proposed visitor entrance. The path itself will characterised by a self-binding gravel surface, with steel edging. The existing car park, accommodating approximately 150 parking spaces, will remain and does not form part of the application site area, except for 8 new accessible parking spaces, cycle parking spaces and the space allocated to accommodate electric vehicle charging spaces.

Landscape works to North Courtyard and West Court

The following proposed works seek to provide both an accessible entrance at the North Court and general landscaping/visitor arrival enhancements at both the North and West Court

- Replacement of modern 20th century cobble setts with self-binding gravel at North Court entrance
- Removal of a section of the North Court Wall
- Addition of bench seating
- Reinstatement of the carriage loop form of the West Court
- Creation of a service bay with automated vehicular sliding gate

Impact Assessment:

Whilst there is an element of limited and localised loss of fabric, the fabric that would be impacted is considered to be of limited architectural or historic significance. As such the landscaping works set out above including the entrance path are considered to have regard to the architectural and historic integrity that forms part of the significance of this grade I listed building, and that the property's intrinsic character is reinforced through the proposed application of materials, detailing and construction techniques. The works are also considered to be appropriately responsive to the designed formality of the mansion house's immediate

setting to the north and west. I therefore assert that the works are compliant with Policies D19 (1) and D19 (2) and thereby accord with the expectations of section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990. It follows that **no harm** to significance is identified.

Harm Identified

Low end of less-than-substantial – arising from the following proposed works:

- **Construction of new contemporary roof; and**
- **Addition of air source heat pumps**

2	HERITAGE ASSET: Grotto	GRADE: II
Description		Significance
<p>This garden grade II listed grotto structure is located about 60m to the south side of Clandon House and forms an integral part of its setting. It is constructed from rubble stone in a rustic fashion set within a lattice of bricks and is believed to date to the early 18th century, as such it is a rare and early example of this type of prestigious garden feature. Its position on axis and in clear view of the rooms on the south side of the Mansion was clearly an intentional part of its design. It was likely inspired by the famous at Twickenham, built between 1720 -25 for Alexander Pope.</p>		<p>Is a structure of high significance for reasons of the following:</p> <ul style="list-style-type: none"> • Its early 18th century date of construction makes it a rare early example of such a garden feature in England. • Its likely association with Giacomo (James) Leoni – The Grotto’s date of construction coincides with the date of construction of the house, and this combined with similarities to other known structures by Leoni, makes it likely that he was its designer. • Its axial positioning with the rooms on the south side of the Mansion evidences a clear designed intent for the structure to have a ‘eyecatcher’ relationship with the house. This relationship still remains legible. • Is a forerunner of the grottos at Stourhead, Goldney and Painshill.
Impact of Proposal on Significance		
<p>The principal consideration being consider for this heritage asset in whether or not the proposed works result in harm to its setting. Given that the matter being consider here is impact on setting, my focus will be on the following elements of works:</p> <ul style="list-style-type: none"> • Replacement and refurbishment of historic windows and external doors. • Construction of new contemporary roof • Addition of an accessible external platform lift • Addition of air source heat pumps within associated enclosure and landscaping • Landscaping works <p>It is considered that the proposed works to the roof would result in a limited degree of harm to the setting of this heritage asset. This harm would arise from the perceptibility of the proposed roof pavilions which are contrary to the character of a traditional mansion house roofscape. It is fair to say that the supporting verified view visual relating to this heritage asset (view 10) demonstrates that these proposed interventions are likely to be observed above the mansion house’s surviving parapet by virtue of their scale, and massing.</p> <p>It is deemed that this element of the application would result in a negative impact on the setting and experience of this unique garden structure to a very limited degree. The level of harm caused by this addition would be at the very low end of less-than-substantial when taking into consideration the significance of the heritage asset, and thereby in accordance with Policy D18(3) the identified harm will need to be considered in line with paragraphs 213 and 215 of the NPPF.</p>		
Harm Identified	<p>Very Low End of Less-than Substantial – arising from the following proposed works:</p> <ul style="list-style-type: none"> • Construction of new contemporary roof 	

3	HERITAGE ASSET: Merrow Lodges and Gates	GRADE: II*
<p>Description</p> <p>This grade II* listed finely proportioned set piece structure is located at the south-western corner of the estate, at the Epsom Road (A25) and Park Lane junction. It marks the 18th century main entrance to estate. The structure consists of pair of single storey, square, stucco, lodge buildings designed by Lancelot Brown (1776) which are connected by an early C18th wrought iron and gilt decorated screen with double gate, topped by a crested overthrow. The ironwork has been attributed to Jean Montigny and Warner and it is believed to have been moved by Brown from the forecourt of the Clandon Park House.</p> <p>The lodges and gates do not form part of the immediate setting of Clandon Park House and equally there is no direct intervisibility between this asset and the grade I listed house, however both assets are co-visible from the historic driveway that was designed and created by Brown. This drive leads through the parkland via a lime avenue (planted between 1897 and 1920) in a north-east direction towards Temple Court and then east to the mansion house.</p> <p>The structure which is the first part of the Brown’s new approach sequence is overtly decorative and highly aesthetic. It forms an important element of the house’s wider setting, playing an important and intentional role in providing theatre for visitors, as well as signifying the grandeur and aesthetic quality of the house and wider estate that lie beyond. Its position on the Guildford side of the estate also signals the historic importance of the Onslow family’s social and political relationship with the town.</p>	<p>Significance</p> <p>Is a structure of high significance based on the following:</p> <ul style="list-style-type: none"> • Its association with: <ul style="list-style-type: none"> ○ Lancelot ‘Capability’ Brown (1715/16 – 1783) – English gardener and landscape architect who redesigned hundreds of large-scale parks and gardens throughout Britain and developed the naturalistic style, based on the principles of comfort, economy and elegance, which has become renowned throughout the world; and ○ Jean Montigny – A master smith who worked during the early 18th Century and whose (proven) work survives limitedly. • As an integral role in Lancelot Brown’s remade landscape and approach sequence to the Mansion. • By virtue of the gates being an earlier surviving element of the pre-Brown landscape which also exhibits a fine degree craftsmanship. • The highly decorative and grand aesthetic of the set piece together with its chosen situation signals not the status of the Onslow family but also their social and political connections with Guildford. • Group value with the house and wider estate. 	
<p>Impact of Proposal on Significance</p>		
<p>The principal consideration being consider for this heritage asset in whether or not the proposed works result in harm to its setting. Given that the matter being consider here is impact on setting, my focus will be on the following elements of works:</p> <ul style="list-style-type: none"> • Replacement and refurbishment of historic windows and external doors. • Construction of new contemporary roof • Addition of an accessible external platform lift • Addition of air source heat pumps within associated enclosure and landscaping • Landscaping works <p>This highly decorative set piece structure is located approximately 1.2 km to the south-west of Clandon Park House. It is a structure that has considerable inherent architectural significance, interest through its association with ‘Capability’ Brown and the wider Clandon estate, and illustrative interest in its form and fabric. It also has group value with the House although, since the lodges and gate are not seen from the House (or vice versa) that interest is experiential rather than visual. It is important to stress that the design intentions for this set piece structure were outwardly focused, i.e. to provide a grand and theatrical sense of arrival for visitors and guests, as well as signifying the social and political status of the family to those who pass by the estate. It was never designed to be appreciated internally from within the parkland estate, thus the asset is best appreciated and experienced in closer views and its setting is more closely related to that of its immediate context beyond the estate.</p>		

With consideration to the distance between this asset and Clandon Park House where the above works are focused, the absence of intervisibility, together with the design intention of the lodge and gates, it is my view that the proposed works would not interfere with, or affect, the relationship between this heritage asset and the designed parkland landscape of the estate, or the House. Neither would the lodges and gate's architectural interest be compromised, nor one's ability to appreciate that. As such no harm is identified. I therefore assert that the works are compliant with Policies D19 (1) and D19 (2d).

Harm Identified

No harm to significance identified.

4	HERITAGE ASSET: Māori Meeting House (Hinemihi)	GRADE: II
Description	Significance	
<p>Hinemihi is a Grade II listed Māori meeting house which was relocated from New Zealand to Clandon Park in 1892, by the 4th Earl of Onslow, the Governor of New Zealand. She (Hinemihi) was originally the meeting house for Ngāti Hinemihi, a tribe which relocated to Te Wairoa in the North Island of New Zealand, circa mid C19th. She is considered by the tribe as a physical embodiment of an honoured ancestress and a living being. Integral to her simplistic structure are 23 original ornately decorated wood carvings depicting the influences of the interaction between the traditional Māori and European cultures, produced by renowned Māori sculptors.</p> <p>Significantly, she is the only Māori meeting house in Britain and is one of only four historic Māori meeting houses that can be found outside of New Zealand. Other locations include Germany and the United States of America, and in each case are in the care of a museum. This therefore make Hinemihi unique as she is still capable of carrying on her cultural role as a marae (ceremonial space).</p> <p>Upon her introduction to Clandon Park, which is a Grade II Registered Park and Garden, she took residence beside the lake, however, was eventually moved to her current location, to the west of Clandon House (Grade I listed), under a large tree, between 1925 and 1934. With the exception of the carvings, much of her original structural fabric has been replaced, thereby adding greater significance to her remaining original fabric.</p>	<p>Is a structure of considerable significance based on the following:</p> <ul style="list-style-type: none"> • As being one of only four 19th Century Māori meeting houses outside of New Zealand and the only example in Britain. • Her cultural importance to the Māori and Polynesian community, both locally, nationally, and internationally as the only historic functional marae (ceremonial space) outside of New Zealand, as well as a place to remember and celebrate ancestors and family back home in Aotearoa (New Zealand). • Her connection to her original settlement of Te Wairoa on New Zealand's North Island which was destroyed by the eruption of Mount Tarawerea in 1886. • Her cultural importance to Māori who built her - she is a physical embodiment of an honoured ancestress of Ngāti Hinemihi and is considered a living being. • The survival of many of her original carvings which were crafted by Wero and Tene Waitere who are considered to be masters of their art and amongst the best Māori wood carvers. • Her historical association with the 4th Earl of Onslow, Governor of New Zealand and the Onslow family, historic owners of the Clandon Park House – she is a material representation of the family's link and personal connection with New Zealand. • Her relocation from New Zealand serves as a curiosity for visitor to Clandon Park, not only providing an opportunity for visitors to appreciate Māori and Polynesian culture and history, but also provides a platform to consider and reflect on how Britain's past colonial relationships have a legacy in the UK today. 	
Impact of Proposal on Significance		
<p>The principal consideration being consider for this heritage asset in whether or not the proposed works result in harm to its setting. Given that the matter being consider here is impact on setting, my focus will be on the following elements of works:</p> <ul style="list-style-type: none"> • Replacement and refurbishment of historic windows and external doors. • Construction of new contemporary roof • Addition of an accessible external platform lift • Addition of air source heat pumps within associated enclosure and landscaping • Landscaping works <p>It is considered that the proposed works to the roof would result in a limited degree of harm to the setting of this heritage asset. This harm would arise from the perceptibility of the proposed roof pavilions as well as the introduction of visually prominent furniture such as parasols, outdoor heaters or other atypical features, both of which are contrary to the character of a traditional mansion house roofscape. It is fair to say that the supporting verified view visual relating to this heritage asset (view 4) demonstrates that these</p>		

proposed interventions are likely to be observed above the mansion house's surviving parapet by virtue of their scale, massing and in the case of the roof terrace furniture, colouring.

It is deemed that this element of the application would result in a negative impact on the setting and experience of this cultural unique structure to a very limited degree. The level of harm caused by this addition would be at the **very low end of less-than-substantial** when taking into consideration the significance of the heritage asset, and thereby in accordance with Policy D18(3) the identified harm will need to be considered in line with paragraphs 213 and 215 of the NPPF.

Harm Identified

Very Low End of Less-than Substantial – arising from the following proposed works:

- **Construction of new contemporary roof**

5	HERITAGE ASSET: Temple to the North of Clandon Park	GRADE: II
Description		Significance
<p>Known as Temple of the Winds, this stone constructed, Greek Revival stylised, landscape feature is situated within the parkland estate, approximately 240m to the north of Clandon House on the north-east edge of the South Pool. It is circular in its form and is covered over by a copper dome that is supported by six Ionic columns. The structure dates to 1838 and is attributed to W & HW Inwood however it is not original to the Clandon Park Estate. The diminutive structure was first erected at nearby Clandon Regis, home of the 3rd Earl of Onslow and was only moved to Clandon Park in 1924 by the 5th Earl, Richard William Onslow.</p>		<p>Is a landscape feature of considerable significance based on the following:</p> <ul style="list-style-type: none"> • As being an attractive piece of work associated the father and son architects W and H. W. Inwood who made an important contribution to the Greek Revival in English architecture. • Its connection with Clandon Regis and the Onslow family - Clandon Regis is a grade II listed property of Georgian origins (1825) that is located across the road (The Street) from Clandon Park. It was purchased and substantial altered by the 3rd Earl of Onslow, Arthur George Onslow, who bought the property in the late 1820's, after walking out of Clandon Park after a family quarrel, with the intention of making the house more magnificent than Clandon House. Given the 1838 date of construction for the Temple, together with the Onslow family ownership of Clandon Regis, this is a feature that forms part of Onslow built legacy. • As an attractive feature and landmark within the Pleasure Ground section of the estate, which is visible from the north side of the Mansion.
Impact of Proposal on Significance		
<p>The principal consideration being consider for this heritage asset in whether or not the proposed works result in harm to its setting. Given that the matter being consider here is impact on setting, my focus will be on the following elements of works:</p> <ul style="list-style-type: none"> • Replacement and refurbishment of historic windows and external doors. • Construction of new contemporary roof • Addition of an accessible external platform lift • Addition of air source heat pumps within associated enclosure and landscaping • Landscaping works <p>It is considered that the proposed works to the roof would result in a limited degree of harm to the setting of this heritage asset. This harm would arise from the perceptibility of the proposed roof pavilions as well as the introduction of visually prominent furniture such as parasols, outdoor heaters or other atypical features, both of which are contrary to the character of a traditional mansion house roofscape. It is fair to say that the supporting verified view visual relating to this heritage asset (view 20) demonstrates that these proposed interventions are likely to be observed above the mansion house's surviving parapet by virtue of their scale, massing and in the case of the roof terrace furniture, colouring.</p> <p>It is deemed that this element of the application would result in a negative impact on the setting and experience of the grade II listed landscape feature to a very limited degree. The level of harm caused by this addition would be at the very low end of less-than-substantial when taking into consideration the significance of the heritage asset, and thereby in accordance with Policy D18(3) the identified harm will need to be considered in line with paragraphs 213 and 215 of the NPPF.</p>		
Harm Identified	Very Low End of Less-than Substantial – arising from the following proposed works:	

- **Construction of new contemporary roof**

6	HERITAGE ASSET: Barn at Temple Court	GRADE: II
Description		Significance
<p>The Barn forms part of a collection of buildings and structures that stand south of the centre of the park and approximately 500m west of the mansion house. The grouping is focused upon a multi phased house known as Temple Court, which is considered to date to the 17th Century. The historical development of Temple Court is not fully understood, but its origins as a medieval manorial centre owned at one time by the Knights Templar, suggests a rich history.</p> <p>The Barn which now serves as a stable, stands approximately 25m north of Temple Court. The 7-bay timber frame structure dates to the 18th Century and is covered over by large plain tiled, half hipped roof that is supported by Queen post trusses, which extends down as catwalks over the aisles.</p>		<p>Is a structure of high significance based on the following:</p> <ul style="list-style-type: none"> • Is illustrative of well-preserved 18th Century manorial architecture within the locality. • Use of vernacular material and traditional building techniques in its construction. • Shows the evolution of Clandon Parks grounds and setting. • Forms part of group of buildings that are collectively referred to as Temple Court.
Impact of Proposal on Significance		
<p>The principal consideration being consider for this heritage asset in whether or not the proposed works result in harm to its setting. Given that the matter being consider here is impact on setting, my focus will be on the following elements of works:</p> <ul style="list-style-type: none"> • Replacement and refurbishment of historic windows and external doors. • Construction of new contemporary roof • Addition of an accessible external platform lift • Addition of air source heat pumps within associated enclosure and landscaping • Landscaping works <p>This listed Barn is located approximately 500m from Clandon Park House. It is a historic structure that is not visible from the mansion house itself as a consequence of its position being shielded by the garden centre development that sits within the historic kitchen walled garden, as well as the established dense belt of trees that sits to the east of the garden centre. Whilst the structure forms an architectural component of the estate and does draw some of its significance from this, I would assert that its setting is more closely related to those immediate structures that make up Temple Court, including Temple Court itself, the surrounding equine and storage outbuildings and the historic kitchen walled garden as opposed the mansion house itself, therefore development proposals that focus upon the mansion house are unlikely to result in a prejudicial impact on this heritage asset.</p> <p>With consideration to the distance of the Barn from the mansion house and the intervening screening arising from the prevailing development and landscape features, I am satisfied that the proposed works listed above would not result in a change to the way that this heritage asset is experienced and appreciated and equally would not adversely affect the listed dovecot's setting and thus would not harm its significance. I therefore assert that the works are compliant with Policies D19 (1) and D19 (2d).</p>		
Harm Identified	No harm to significance identified.	

7	HERITAGE ASSET: Dovecot at Temple Court	GRADE: II
<p>Description</p> <p>The Dovecot forms part of a collection of buildings and structures that stand south of the centre of the park and approximately 500m west of the mansion house. The grouping is focused upon a multi phased house known as Temple Court, which is considered to date to the 17th Century. The historical development of Temple Court is not fully understood, but its origins as a medieval manorial centre owned at one time by the Knights Templar, suggests a rich history.</p> <p>The Dovecot which stands around 15m to the south of Temple Court and is used as an estate office, dates to the 18th Century is constructed from flint rubble on a brick edge plinth and is covered over by a pyramidal plain tiled roof that is accented by a central timber lantern.</p>		<p>Significance</p> <p>Is a structure of high significance based on the following:</p> <ul style="list-style-type: none"> • Is illustrative of well-preserved 18th Century manorial architecture within the locality. • Use of vernacular material and traditional building techniques in its construction. • Shows the evolution of Clandon Parks grounds and setting. • Forms part of group of buildings that are collectively referred to as Temple Court.
<p>Impact of Proposal on Significance</p>		
<p>The principal consideration being consider for this heritage asset in whether or not the proposed works result in harm to its setting. Given that the matter being consider here is impact on setting, my focus will be on the following elements of works:</p> <ul style="list-style-type: none"> • Replacement and refurbishment of historic windows and external doors. • Construction of new contemporary roof • Addition of an accessible external platform lift • Addition of air source heat pumps within associated enclosure and landscaping • Landscaping works <p>This listed Dovecot is located approximately 500m from Clandon Park House. It is a historic structure of diminutive height and scale that is not visible from the mansion house itself as a consequence of its position being shielded by the garden centre development that sits within the historic kitchen walled garden, as well as the established dense belt of trees that sits to the east of the garden centre. Whilst the structure forms an architectural component of the estate and does draw some of its significance from this, I would assert that its setting is more closely related to those immediate structures that make up Temple Court, including Temple Court itself, the 18th Century timber framed Barn and the historic kitchen walled garden as opposed the mansion house itself, therefore development proposals that focus upon the mansion house are unlikely to result in a prejudicial impact on this heritage asset.</p> <p>With consideration to the distance of the Dovecot from the mansion house; the Dovecot's diminutive height and scale; and the intervening screening arising from the prevailing development and landscape features, I am satisfied that the proposed works listed above would not result in a change to the way that this heritage asset is experienced and appreciated and equally would not adversely affect the listed dovecot's setting and thus would not harm its significance. I therefore assert that the works are compliant with Policies D19 (1) and D19 (2d).</p>		
Harm Identified	No harm to significance identified.	

8	HERITAGE ASSET: Cranley Cottages and Lodge	GRADE: II
<p>Description</p> <p>This whimsical ‘Old English’ grade II listed structure is situated along the Estate’s eastern boundary. It fronts on to main street (The Street) of the village of West Clandon and marks a new entrance to the Estate that was established in 1884 for visitors arriving by train.</p> <p>The two-storey terraced property is formed of five units, plus a square-headed archway providing access to Clandon Park estate, which was designed by George and Peto in a half-timbered style. The base and ground floor of the architectural composition is constructed from red brick, whilst the jettied upper storey is faced in either tile hanging (right end units) or exposed decorative timber frame (central and left units). The entire structure is covered over by a red plain tiled pitched roof that is accented by a series of tall, corbelled chimney stacks.</p> <p>Whilst the cottages and lodge are a component of the estate, their setting is more shaped and influenced by the streetscape and landscaping characteristic in its immediate context, i.e. Dibbles and Fludyers.</p>		<p>Significance</p> <p>Is a structure of considerable significance based on the following:</p> <ul style="list-style-type: none"> • As being an attractive “Arts and Craft” stylised domestic architectural composition with a historical association with the eminent architect Ernest George. • Incorporates many of the idiosyncratic decorative and architectural elements of the Arts and Craft movement: - <ul style="list-style-type: none"> ○ Asymmetry ○ Clarity of form and construction ○ Craftsmanship ○ Material variety • Use of vernacular material and traditional building techniques in its construction • Its development reflects the response of the Clandon Estate to the development of the New Guildford railway line that was built to the north of the Estate, and the construction of Clandon Station in 1885. It also signifies the importance of the railway during the latter part of the 19th Century.
<p>Impact of Proposal on Significance and Setting</p>		
<p>The principal consideration being consider for this heritage asset in whether or not the proposed works result in harm to its setting. Given that the matter being consider here is impact on setting, my focus will be on the following elements of works:</p> <ul style="list-style-type: none"> • Replacement and refurbishment of historic windows and external doors. • Construction of new contemporary roof • Addition of an accessible external platform lift • Addition of air source heat pumps within associated enclosure and landscaping • Landscaping works <p>This heritage asset is located approximately 1km from Clandon Park House with a considerable amount of intervening vegetation and tree coverage of the wider Park that lies in between. As such, I am satisfied that by virtue of the stated distance, existing topographical variation, and mature vegetation there is no intervisibility between these two assets, and I am also convinced that opportunities for these two assets to be viewed together in the same view are unlikely. Equally, I am satisfied that the proposed works will not result in a change to the way that this heritage asset is experienced and appreciated.</p>		

Giving consideration to the above, together with the fact that the setting of the cottages is more defined by its immediate context I am therefore reassured that the proposed works cited above would not, directly or indirectly, harm the significance or setting of this heritage asset. I therefore assert that the works are compliant with Policies D19 (1) and D19 (2d).

Harm Identified

No harm to significance identified.

9	HERITAGE ASSET: Church of St Peter and St Paul	GRADE: II*
<p>Description</p> <p>The church stands on the west side of the A247, close to its junction with the A246 at the southern end of the village of West Clandon. The highly characterful Church is located within the West Clandon Conservation where it is located set back off and higher than The Street, giving good views of the Church, located within its rural churchyard. The northern boundary of the Churchyard adjoins Clandon Park Estate, where there is historical links between the Church and the Onslow family of Clandon Park.</p> <p>The church itself is a small, Norman building, constructed of knapped flint with clunch dressings and some additional Bath stone dressings, dating from the restoration of the church in 1874 by J. C. Boys. The church consists of a chancel with an aisleless nave, constructed around 1180. The dimensions of the nave (roughly half as wide as it is long) is somewhat unusual for an aisleless church of this period. This gives a relatively spacious feel to a small church. On the North side of the church are the vestry (added 1874) and a tower of four stories consisting of meeting room and mezzanine (added in the 1990s), ringing chamber, and belfry. The original tower of the church was replaced in 1874 with a much grander tower than at present. The upper, timber part of this tower was destroyed by fire in 1913, and a smaller belfry and spire was added in 1914 by the architect T.G. Jackson.</p> <p>The churchyard lies mainly to the south, west and north of the church building (the A247 is close to the boundary wall on the eastern side). This has an elevated level immediately around the church (the church being built on a slight mound within the churchyard), and a lower level, principally to the north-east of the site. The churchyard contains a number of old graves, particularly on the north side although for many decades all burials have taken place in the graveyard which is separate from the churchyard, across the road.</p>	<p>Significance</p> <p>Is a structure of high significance based on the following:</p> <ul style="list-style-type: none"> • Strong example of medieval ecclesiastical architecture • The existing structure having been subject to additions and remodelling reflects and evidences the evolution of ecclesiastical building traditions and styles. • The use of contrasting form, fabric and scale to the prevailing vernacular to establish and reinforce its civic and functional prominence and historical importance within the hierarchy of the village. • It serves as an important landmark in the street scene and the wider village. • The retention of historic fabric and furniture including commemorative monuments. • As a historic place of worship for the local parish, representing the importance and influence of Christianity within the village. • Its historical links with the Onslow Family and Clandon Park and its historical associated with the distinguished architect Thomas Graham Jackson – known for his work in Oxford, including the Bridge of Sighs at Hertford College. 	
<p>Impact of Proposal on Significance</p>		

The principal consideration being consider for this heritage asset in whether or not the proposed works result in harm to its setting. Given that the matter being consider here is impact on setting, my focus will be on the following elements of works:

- Replacement and refurbishment of historic windows and external doors.
- Construction of new contemporary roof
- Addition of an accessible external platform lift
- Addition of air source heat pumps within associated enclosure and landscaping
- Landscaping works

The church is located outside of the Clandon Park estate to the west of the house, and whilst it sits approximately 180m from the mansion house its presence cannot be distinguished, due to the well-established and substantial tree belt that defines the eastern edge of the estate and surrounds the church and its churchyard. By virtue of this mature landscaping helping to contain the site, the special interest/significance of this grade II* listed asset which is embodied in the architectural (aesthetic), historic, archaeological and spiritual value of the building and associated churchyard is exclusively experienced within the asset's immediate context. As such, I am satisfied that this significance, along with the way that this heritage asset is experienced and appreciated will remain unaffected by the proposed works cited above, thus no harm is identified. I therefore assert that the works are compliant with Policies D19 (1) and D19 (2d).

Harm Identified

No harm to significance identified.

10	HERITAGE ASSET: Clandon Park Registered Park and Garden	GRADE: II
<p>Description</p> <p>Clandon Park consists of gardens and pleasure grounds within a c.220ha landscaped parkland which serves as the historic and current setting to Clandon House. The design of the landscape was advised by Lancelot ‘Capability’ Brown and is, therefore nationally important as an example of his work. Further to this, although now largely concealed, Clandon is also significant as a well-documented example of the leading C17th gardeners, London and Wise, along with a mid-C18th ‘Kentian’ phase and the largely lost plantsman’s gardens created by the 4th Earl between 1870 and 1911.</p> <p>The original main entrance to the park was from the south-west corner of the park and is marked by the presence of a pair of lodge buildings (grade II*) designed by Lancelot Brown which flanks an early C18th wrought iron gate. This drive leads through the parkland via a lime avenue (planted between 1897 and 1920) in a north-east direction towards Temple Court and then east to the mansion house.</p> <p>The mansion house is flanked by formal lawns to the south and east, this includes an eight sectioned parterre which is a fairly recent addition to the site, having been laid out in 1978 to the design of John Fowler and Paul Miles for the National Trust. From the parterre, which is on level ground, the ground slopes up to the Grotto and Bathhouse (grade II listed). The lawn to the east is backed by shrubberies and clearings give way to views through to the church and further areas of the garden. A Māori meeting house (grade II listed) is sited on the east side of the lawn, aligning with the gravel path that runs along the southern side of the house, whilst a sunken Dutch Garden is set within the north-east corner. This Dutch Garden, which is based on the sunken garden at Hampton Court, was laid out between 1897 and 1902 and restored by the National Trust in the late C20th to a simplified design that consists of a round pool, clipped hedges, topiary and statuary.</p> <p>A C18th wilderness of approximately 6ha expands out south from these formal lawned gardens. It has glades amongst the trees, with some remaining C19 ornamental planting including yews and bulbs. An C18 perimeter walk runs along the south side, with box, philadelphus, holm oak, laburnum, and Iris foetidissima along its length. Within the Wilderness is a grass tennis court laid out by William Hillier Onslow, surrounded by an overgrown yew hedge.</p> <p>Extending out to the north and west is the wider parkland. This includes the remains of a double beech avenue (copper beech on the inner row and green beech on the outer row) planted in 1877 which lies to the west of the house on the approximate alignment of the early C18th avenue that was removed by Brown in the 1780s. It also includes three main bodies of water, South Pool, which was formed by Brown in the late C18th from an early C18th canal and lie approximately 100m to the north of the house; a smaller lake, which lies 250m north</p>	<p>Significance</p> <p>Is a landscape asset of considerable significance based on the following:</p> <ul style="list-style-type: none"> • As being an extensive country-house landscape that survives largely intact, and which shows typical accretion of features typical of an aristocratic country house estate. • Survival of features, both horticultural and architectural, from design periods spanning C17th – C20th, the most significant being those elements which were introduced to the estate prior to the 1920’s. • Its historical associated with several of the country’s leading designers and gardeners, including: <ul style="list-style-type: none"> ○ George London and Henry Wise (1689-1714) – specialised in an English version of the formal Baroque gardens associated with the Catholic courts of continental Europe. They enjoyed a near monopoly on large-scale landscape design working on notable sites such as Hampton Court, Longleat and Chatsworth. ○ Giacomo (James) Leoni (1686-1746) – Venetian architect who was a prominent member of the neo-Palladian architectural movement. ○ Lancelot ‘Capability’ Brown (1715/16 – 1783) – English gardener and landscape architect who redesigned hundreds of large-scale parks and gardens throughout Britain and developed the naturalistic style, based on the principles of comfort, economy and elegance, which has become renowned throughout the world. • As a place of cultural importance to the Māori and Polynesian community, both locally, nationally, and internationally, by virtue of the site home to Hinemihi, the only historic functional marae (ceremonial space) outside of New Zealand. 	

of South Pool and was formed by Brown in the late C18th from an existing millpond; and a large fishing pool which is a contemporary addition to park, added circa 1980, and which lies 200m north of the smaller lake.

Much of the Brown's designed parkland has been weakened by the actions in the late C19th to subdivide the estate into fields for the purposes of farming as well as the resultant actions arising from the division in ownership, e.g. the introduction of the Garden Centre.

Impact of Proposal on Significance

The principal consideration being considered for this heritage asset is whether or not the proposed works result in harm to its significance and setting. Given that the matter being considered here is impact on setting, my focus will be on the following elements of works:

- Replacement and refurbishment of historic windows and external doors.
- Construction of new contemporary roof
- Addition of an accessible external platform lift
- Addition of air source heat pumps within associated enclosure and landscaping
- Landscaping works

Replacement and refurbishment of historic windows and external doors

Historic Windows and External Doors

Impact Assessment:

I agree with the conclusions reached in the application's supporting heritage statement that the works to the external doors and windows will have a high beneficial heritage impact. The sympathetic conservation-led re-introduction and repair of a complete suite of windows and doors would allow for the whole sale restoration of the mansion house's external elevations, thereby allowing its architectural aesthetic qualities to be appreciated again, as well playing a significant role in creating a watertight and secure building envelope that helps to protect and safeguard the building and its remaining historic fabric for the future.

It is considered that the proposed reinstatement and repair of windows and external doors represents a significant transformative change to the post-fire appearance of the mansion, which will enhance the significance of Clandon Park Registered Park and Garden. I therefore find that this aspect of the application has been designed with regard to the design, character, setting and appearance that forms part of and contributes to the Park's special interest, and that it does not prejudice any key or integrally designed views into, through or out of the park, thereby according with Policy D22 (1). It follows that **no harm** to significance is identified.

Construction of new contemporary roof

Roof Structure and Rooflights:

Impact Assessment:

The principle of reintroducing a roof over the building provides a heritage benefit because it not only allows for the return of a lost functional architectural element, restoring structural solidity to the building, but it also protects the building from future damage caused by exposure to the elements. Further to this it also enables the return and appreciation of internal enclosed volume of the property. Whilst the form, materiality and construction of the structure is radically different to that of any of the three roofs that previously existed, its low flat profile will ensure that the structure sits discreetly behind the mansion house's surviving balustrade parapet,

thereby restricting its visibility in views of the house from within the immediate and wider setting. Its low profile will also ensure that the visual primacy is maintained for both the surviving stone balustrading and the 12 brick chimney stacks.

The proposed rooflights, by virtue of their scale and geometry are considered to be a radical modern addition that would typically be contrary to the architectural and historic significance of this fine Georgian mansion house, however with consideration to the property's post fire significance and the outright loss of the historic roof, together with the understanding that their form and proportions are an abstraction of the geometry of the lost plaster ceilings of the corresponding respective rooms below, their introduction is not objected to. I am also satisfied that by virtue of their low profile and recessive materiality they would have limited visibility in views towards the mansion house, both from within the immediate setting as well as from the wider registered park.

With consideration to the above, I find that this aspect of the application has been designed with regard to the design, character, setting and appearance that forms part of and contribute to the Park's special interest, and it does not prejudice any key or integrally designed views into, through or out of the park, thereby according with Policy D22 (1). It follows that **no harm** to significance is identified.

Roof Pavillions:

Impact Assessment:

These are architectural elements that, despite their considerate and sensitively recessive design and positioning, would visually alter the historic roofscape in some key views in a limiting way, such as from the East Lawn (View 4), the Kitchen Garden (View 5b) and the South Garden (View 10). They would appear above the house's surviving parapet and by virtue of their profile, massing and scale would disturb the proportions and form of the mansion house, which is a component of the heritage assets significance, thereby representing a change from the post-fire baseline.

The supporting verified views information indicates that the proposed structures would not be overly prominent, an outcome that I consider has been substantially aided by the design team who have worked to minimise the impact of both proposed structures, by means of positioning, design and materiality as required by the NPPF. Nevertheless, these adjustments have failed to remove the harm entirely and as such this element of the application fails to comply with Policy D22 (1) as the proposed works would result in harm to the design, character, setting and appearance that forms part of and contribute to the Park's special interest, whilst also prejudicing some key and integrally designed views through the park. The level of harm caused by these additions would be at the **low end of less-than-substantial harm** when taking into consideration the post-fire significance of the property, and thereby in accordance with Policy D22(2) the identified harm will need to be considered in line with paragraphs 213 and 215 of the NPPF.

Rooftop Kiosk:

Impact Assessment:

Whilst the aspirations for providing light refreshment provisions at roof terrace level are understood, there is a concern that such a provision would require areas of non-permanent seating and shade, and thereby necessitate the introduction of visually prominent furniture such as parasols, outdoor heaters or other atypical features that are contrary to the character of a traditional mansion house roofscape. The indicative visuals contained within the DAS indicate that the likely areas for such furniture would be north and east of the proposed kiosk, close to edges of the roof, as such, it is fair to assume that such features are likely to be observed above the mansion house's surviving parapet, and their perception and impact would be dependent upon scale and colouring. Equally, their presence towards the edges of the roof would diminish the visual primacy of the surviving chimney stacks in the areas in which they would be located.

Whilst there is acknowledgement that the concerns noted above regarding such furniture is likely to be seasonal and non-permanent in nature, I still consider that this element would result in harm to the design, character, setting and appearance that forms part of and contribute to the Park's special interest, whilst also prejudicing some key and integrally designed views through the park. The level of harm caused by these additions would be at the **low end of less-than-substantial harm** when

taking into consideration the post-fire significance of the property, and thereby in accordance with Policy D22(2) the identified harm will need to be considered in line with paragraphs 213 and 215 of the NPPF.

Rooftop Planters and Planting:

Impact Assessment:

The proposed rooftop planters and planting, by virtue of their scale and geometry are considered to be a significant modern addition that would typically be contrary to the architectural and historic significance of this fine Georgian mansion house. However, with consideration to the property's post fire significance and the outright loss of the historic roof, together with the fact that they have been designed and developed to integrate into the new roofscape sympathetically with considerate placement, scale and materiality, their introduction is not objected to.

I find that this aspect of the application has been designed with regard to the design, character, setting and appearance that forms part of and contribute to the Park's special interest, and it does not prejudice any key or integrally designed views into, through or out of the park, thereby according with Policy D22 (1). It follows that **no harm** to significance is identified.

Rooftop Balustrade:

Impact Assessment:

At roof level the form, design, materiality and positioning of the proposed balustrade is considered to be appropriately recessive and thus acceptable. The decision to provide a set back from the historic stone balustrade is welcomed, not only because it signifies the extent to which the historic hipped roof was set back, but more importantly that it serves to protect and safeguard this fragile fabric. The set back, in combination with the balustrading's simple permeable design, minimises the visibility of the proposed new balustrading at ground floor level, thereby preserving the visual primacy of the surviving historic balustrading.

The proposed inclusion of down lights on the underside of the handrail is acknowledged, however, I am satisfied that the inclusion of this feature would not result in harm to significance, nor would it be visually apparent in views towards the mansion house, both from within the immediate setting as well as from the wider registered park.

I find that this aspect of the application has been designed with regard to the design, character, setting and appearance that forms part of and contribute to the Park's special interest, and it does not prejudice any key or integrally designed views into, through or out of the park, thereby according with Policy D22 (1). It follows that **no harm** to significance is identified.

Addition of an accessible external platform lift

Platform Lift

Impact Assessment:

The lightwell, which was constructed in the mid-19th century, is considered to be of some significance due to its proximity and close architectural relationship with the mansion house. The structure is very much a utilitarian space devoid of decorative fabric or treatment, the exception to this is the restrained iron balustrading that is attached around the perimeter, which can be ascribed some limited architectural significance.

It is acknowledged that the introduction of this modern facility would result in the alteration of a small amount of historic fabric including the existing stone coping and metal balustrading, however, there is also an appreciation of the applicant's aspirations for universal access throughout the mansion house. Lengthy pre-application discussions have been had seeking to find alternative feasible solutions that would be less harmful, however, the approach that is being proposed has been

demonstrated through that process as being the least visually invasive and most sensitive to the property's architectural and historical significance by virtue of its recessive positioning, its lightweight integrated design treatment and minimal fabric interventions.

With consideration to the above, I find that this aspect of the application has been designed with regard to the design, character, setting and appearance that forms part of and contribute to the Park's special interest, and it does not prejudice any key or integrally designed views into, through or out of the park, thereby according with Policy D22 (1). It follows that **no harm** to significance is identified.

Addition of air source heat pumps within associated enclosure and associated landscaping

Air Source Heat Pump

Impact Assessment:

The introduction of the proposed ASHP and their enclosure compound, which would also include the existing detracting substation, would result in an adverse change and some visual intrusion to the setting of the highly significant grade I listed mansion. It is recognised that the scale, massing and materiality of the ASHP compound has been consciously designed to be as small as is viable, whilst also taking the opportunity to enclose the existing detracting substation and integrating additional planting, however despite these efforts it still results in a sizable compound structure of conflicting architectural character sitting in close proximity to the house.

Its positioning means that there would be views of the enclosed compound from the North Court and through windows in the north elevation, as well as from the proposed roof terrace. Equally, the audible output of the ASHP units would have limited disturbance by virtue of background noise on the mansion house's natural rural setting. Whilst acknowledging that the location of the ASHP has been rigorously tested to minimise heritage, ecology and landscape impact, I still consider that this element would result in harm to the design, character, setting and appearance that forms part of and contribute to the Park's special interest, whilst also prejudicing some key and integrally designed views through the park. The level of harm caused by these additions would be at the **low end of less-than-substantial harm** when taking into consideration the post-fire significance of the property, and thereby in accordance with Policy D22(2) the identified harm will need to be considered in line with paragraphs 213 and 215 of the NPPF.

Landscaping Works

The application seeks consent for a suite of landscaping works which primarily focus on improving the visitor experience within the north court and west court, which collectively form the key arrival spaces for visitors to Clandon.

The proposed works consist of:

- Improvement pedestrian access by virtue of a new accessible entrance path
- The removal of a small section of the North Court Wall
- Hard landscape works to the North Courtyard and West Court
- Resurfacing and demarcating of 8 accessible bay
- The provision of 6 EV charging parking bays

New accessible entrance path

A new accessible entrance path, together with reinstated estate fencing is proposed to improve pedestrian access to the house and as such will connect the existing car park to the North Court. The proposed route and materials have been chosen to minimise impacts on existing trees along the route of the path. The gradient, of no steeper than 1:21, has been designed to provide equal access for all and the pathway shall include a bench rest points within 50m of the proposed visitor entrance. The path itself will be characterised by a self-binding gravel surface, with steel edging. The existing car park, accommodating approximately 150 parking spaces, will

remain and does not form part of the application site area, except for 8 new accessible parking spaces, cycle parking spaces and the space allocated to accommodate electric vehicle charging spaces.

Landscape works to North Courtyard and West Court

The following proposed works seek to provide both an accessible entrance at the North Court and general landscaping/visitor arrival enhancements at both the North and West Court

- Replacement of modern 20th century cobble setts with self-binding gravel at North Court entrance
- Removal of a section of the North Court Wall
- Addition of bench seating
- Reinstatement of the carriage loop form of the West Court
- Creation of a service bay with automated vehicular sliding gate

Impact Assessment:

Whilst there is an element of limited and localised loss of fabric, the fabric that would be impacted is considered to be of limited architectural or historic significance. As such the landscaping works set out above including the entrance path are considered to have regard to the architectural and historic integrity that forms part of the significance of this grade I listed building, and that the property's intrinsic character is reinforced through the proposed application of materials, detailing and construction techniques. The works are also considered to be appropriately responsive to the designed formality of the mansion house's immediate setting to the north and west. I therefore assert that the works have been designed with regard to the design, character, setting and appearance that forms part of and contribute to the Park's special interest, and they do not prejudice any key or integrally designed views into, through or out of the park, thereby according with Policy D22 (1). It follows that **no harm** to significance is identified.

Harm Identified

Low end of less-than-substantial – arising from the following proposed works :

- **Construction of new contemporary roof; and**
- **Addition of air source heat pumps**

11	HERITAGE ASSET: West Clandon Conservation Area	GRADE: N/A
<p>Description</p> <p>The village of West Clandon is a linear settlement strung out along The Street. The village's historic buildings are dispersed throughout the settlement, with concentrations immediately to the north of Clandon station and along the stretch of The Street between the station and the A25 to the south. The buildings within the village are largely residential and range in date from the 16th through to the 20th century. The palette of materials includes exposed timber framing with plastered infill panels and the widespread use of red brick and red clay roofing tiles. The buildings exhibit a wide range of vernacular detailing, including casement windows, tall brick chimneystacks and dormer windows as well as a variety of roof forms such as gables and hipped slopes.</p> <p>Along much of The Street the houses are well concealed and setback from the road. Snatched views are possible through open vehicular entrances, and roofscape elements can be glimpsed through and above the tree cover. Site boundaries consist of close boarded fences and extensive high hedging and soft landscaping. This combines with the mature trees in the gardens of the properties which line the road to create a strong verdant character.</p> <p>The main exceptions to this are the strip of houses and cottages around the Bull's Head Pub and Clandon Primary School. All these buildings are set either directly adjacent to the road or with fairly open, shallow front gardens and forecourts which increases their prominence within the street-scene. At the southern end of The Street is another cluster of buildings located around the Grade II* listed Church of St Peter & St Paul, with exposed timber framing and particularly characterful roofscapes.</p> <p>To the west of The Street and forming a significant historic feature of the village is the Clandon Park estate, where the house and its gardens have been owned and managed by the National Trust since 1955. The estate includes the fine Grade II listed mansion built for Richard Onslow between 1725-31, but famously gutted by fire in 2015. The estate is very large and sits to the rear of the houses which line the west side of The Street, stretching from the railway line in the north to the A25 in the south.</p>	<p>Significance</p> <p>The significance of the CA is primarily derived from the following:</p> <ul style="list-style-type: none"> • Historic form and legibility as a dispersed linear settlement • Architectural and historic significance of its buildings (a high proportion of which are designated), and the spaces they create. • Strong sense of enclosure formed by vegetation and boundary treatments. • Connections to the Clandon Park estate and the Onslow family 	
<p>Impact of Proposal on Significance</p>		

The principal consideration being consider for this heritage asset is whether the proposed works (listed below) would fail to preserve or the desirability of preserving or enhance the character and appearance of this conservation area.

- Replacement and refurbishment of historic windows and external doors.
- Construction of new contemporary roof
- Addition of an accessible external platform lift
- Addition of air source heat pumps within associated enclosure and landscaping
- Landscaping works

As noted above the West Clandon conservation area is concentrated upon the ribbon-like development that sits along The Street. The special interest of the designated area is largely derived from the areas historic and architectural interest of the village, including its legible medieval origins and plan form, and its traditional and vernacular architectural form. The designated area does include a small section of the Clandon Park estate containing the grade I listed mansion house, in addition to Hinemihi and the Grotto. That said, it is a minority component of the designated area as a whole, and it is also component that is not obviously legible when within or moving through the village, by virtue of a designed intention for privacy provided by significant landscape and tree planting between the village and the estate. The only indication of the estate's presence within the village is the signage and estate railing that form the current main entrance.

Whilst it is recognised that the application site is located within the Conservation Area it is my view that it does not define the character and significance of the designated area. With consideration to this, together with the segregated nature of the estate and mansion house from the village, I am satisfied that the proposed works cited above, which I accept will result in some physical and visual changes to the mansion house and its immediate context, would have a neutral effect on, and therefore preserve, the character and appearance of the conservation area as a whole. I therefore assert that the works are compliant with Policies D20(1), D20(2) and D20(3) and thereby accords with the expectations of section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990. It follows that no harm to significance is identified.

Harm Identified

No harm to significance identified.

5. Conclusion

- 5.1. Holistically speaking, the proposed scheme is considered to be a thoughtful, conservation and significance led response to securing a future for this culturally and architecturally important grade I listed building following the devastation of the 2015 fire, striking a comfortable balance between preservation, conservation, restoration and reimagination, in a way that would rekindle the house as a fully functioning building and a heritage attraction.
- 5.2. Nevertheless, as outlined above, some harm to the significance of the house, its setting and the setting of some surrounding heritage assets has been identified during the course of my assessment. The following table below sets out all of the elements of works assessed and identifies where harm has been identified and to what degree.

Proposed Works	HERITAGE ASSETS										
	Clandon Park Mansion	Grotto	Merrow Lodges and Gates	Hinemihi	Temple to the north of Clandon Park	Barn at Temple Court	Dovecot at Temple Court	Cranelly Cottages and Lodge	Chruch of St Peter and Paul	Clandon Park Registered Park and Garden	West Clandon Conservation Area
Historic Windows and External Doors	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Roof Structure and Rooflights:	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Roof Pavilions	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE
Roof Kiosk	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE
Roof Planters and Planting	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Roof Balustrade	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Platform Lift	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Air Source Heat Pump	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE	ORANGE
New accessible entrance path	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Landscape works to North Courtyard and West Court	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN

Key

GREEN = No harm to significance identified

ORANGE = Low end of 'Less than Substantial' harm identified

RED = Mid-range of 'Less than Substantial' harm identified

PURPLE = Upper end of 'Less than Substantial' harm identified

- 5.3. As demonstrated in the table above, the key works where a conflict with local policy (Guildford Borough LPDMP 2023) and harm to significance has been identified are:

- Proposed roof pavilions
- Proposed roof kiosk – by virtue of the associated outdoor furniture (i.e. parasols).
- Air Source Heat Pump

The level of harm identified in each instance is limited, quantified as being at the low end of the less-than-substantial classification.

- 5.4. With harm to significance having been identified it means that paragraph 215 (designated heritage asset), as directed by policies D19(1) – Listed Building, and D22(1) – Registered Parks and Gardens of the Guildford Borough LPDMP 2023.

- 5.5. In the case of paragraph 215 (designated heritage asset), the NPPF directs that proposals where 'less-than-substantial' harm is identified the harm should be weighed against the public benefits of the proposal, where appropriate, securing its optimum viable use.