

Planning Committee

6 March 2025

Update/Amendment/Correction List

24/P/01681 – (Page 19) – Clandon Park (National Trust), West Clandon, Guildford, GU4 7RQ

Members should be aware of the following proposed changes to the recommended conditions. Deletions are shown with a ~~striketrough~~ and additions are underlined and in *italics*.

Condition 9: Amendments to wording

Existing wording:

Prior to the opening of the site and house to general visitors, a scheme for the provision of an ~~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.

Amended wording:

Prior to the opening of the site and house to general visitors, a scheme for the provision of an 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. 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.

Condition 12: Amendments to wording

Existing wording:

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.

Amended wording:

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, which shall be provided subject to viability and need analysis as noted in the submitted Framework Travel Plan dated January 2025;
- (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.

Condition 18: Deleted, duplicated by condition 19.

Condition 27: Amendments to wording and trigger

Existing wording:

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.

Amended wording:

Prior to commencement of external works *impacting ecology*, a Biodiversity Net Gain Plan and Management Plan should be 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 to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the Completion Date and necessary to achieve the aims and objectives and prescriptions for management actions.
- g) Preparation of a works schedule, including an annual works schedule.
- h) A procedure for certification of completion of the works by the Local Planning Authority to determine the Completion Date
- i) Details of the monitoring required to measure the effectiveness of management and the timetable for each element of the monitoring programme, such monitoring reports to be submitted for the first 5 years following the Completion Date and thereafter every 5 years until 30 years from the Completion Date.
- j) Details of the persons responsible for the implementation, monitoring and associated site visit.
- k) How management will be adapted to account for necessary changes to work schedules to achieve required targets.
- l) 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.

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Members should be aware of the following proposed changes to the recommended conditions. Deletions are shown with a ~~striketrough~~ and additions are underlined and in *italics*.

Condition 12

Existing wording:

Prior to the commencement of works ~~to lower the floor in~~ the Great Yellow Room (F4), a method statement informing how the works are to be undertaken shall be submitted to and approved in writing by the Local Planning Authority. The methodology shall include details relating to:

- the removal and reinstatement of existing floor joists and beams
- protection of surviving fabric and features
- carpentry repairs
- making good works

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.

Amended wording:

Prior to the commencement of works to achieve access to the Great Yellow Room (F4), the final details and a method statement informing how the works are to be undertaken shall be submitted to and approved in writing by the Local Planning Authority. Where relevant, the methodology shall include details relating to:

1. the removal and reinstatement of existing floor joists and beams
2. protection of surviving fabric and features

3. carpentry repairs
4. making good works

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.

Additional conditions

Condition 15

Prior to the installation of the external platform lift, specification details of the lift hereby granted consent together with a fixing methodology shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the agreed details.

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

Condition 16

Before they are installed, full details of the siting, appearance and materials to be used in the construction of all external and internally exposed services, including but not limited to, extractor vents, meter boxes, soil pipes, ducting, plumbing and CCTV to be affixed to the listed building, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the agreed details.

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

Condition 17

No works relating to the restoration of the Speaker's Parlour are to be undertaken until a methodology statement for the restorative works has been 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.

Condition 18

Before the windows hereby approved are installed, mock up sample(s) that includes glazing, ironmongery and finish details, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out only strictly in accordance with the agreed details.

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

Condition 19

No works of demolition or alteration by way of partial demolition of basement walls are to be undertaken until full details and/or drawing showing the location and extent of demolition have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out strictly in accordance with the agreed details.

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

It is noted that Officers have produced the table below which summarises the proposed works to the building.

RETAINED FABRIC				REMOVED FABRIC		NEW INTERVENTIONS	
Conserve - Prioritises the protection of the existing fabric with minimal intervention	Repair - works beyond the scope of maintenance to remedy defects caused by decay, damage or use	Restore - reinstate/return fabric that has been removed, lost or beyond repair back to its original condition/location	Reuse (Elsewhere In The Property)	Alter	Replace	Remove	New Works
* 8x Surviving windows	* 34x Surviving windows	* 74x Lost windows	* 3x Surviving doors (internal)	* Floor lowering of the Great Yellow Room (F4)	* Surviving tile floor surfaces in rooms B10 - B12 and B21 with alternative floor covering	* 'L' shaped section of basement wall between rooms B2c, B21 & B22	* Roof - including surfacing, rooflights, planters and balustrading
* Surviving surfaces including skirtings, cornices and paneling.	* 16 x Surviving doors (internal and external)	* Stone Staircase together with timber stair through to basement		* Inclusion of underfloor heating to the Marble Hall(G3), Saloon (G10), Palladio Space (B15) - Existing floors lifted and relaid		* Sections of partitons in basement - rooms B8 - B12	* Roof pavilions including lift overrun
* All surviving fireplaces and surrounds	* Plasterwork below dado level around the Stone Staircase	* Speakers Parlour, which survives largely intact. Includes paneling and ceiling works.		* 9x Surviving doors (internal) - inclusion of fire protection measures		* 4x Surviving doors (basement)	* Walkways (including ramp to the Great Yellow Room (F4) re-establishing historic circulation routes
	* Surviving stone floor surfaces in rooms B1, B2(a-c), B9, B16, B17, B22-B27, G2, G4, G5			* Surviving concrete floor surfaces (B3, B4, B5, B7, B8, B19, B20) - modified for new floor finish		* Temporary post fire fabric (structural supports)	* Oak Stair & Lift Core
	* Surviving timber floor surfaces in rooms G6-G9						* Red Stair (New Stair)
							* Structural ibeams to the Paladio Space (B15/G13) and Ante Room (G14)
							* New floor covering to room B14
							* New floor covering together with underfloor heating to room B13
							* 3x New external doors
							* New internal doors where lost/damaged and needed for fire protection measures
							* Addition of WC facilities in basement
							* Acoustic absorption to café seating area
							* Lighting /services