

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251666
Site Address:	Strowdes Estate, Culham Lane, Remenham, RG10 8NU
Expiry Date:	31 March 2026
Site Visit Date:	NONE
Proposal: Application to vary condition 2 of planning consent 213587 for the proposed erection of 1 no. detached dwelling with associated landscaping. Condition 2 refers to Approved Details and the variation is to update the plans to reflect changes to the basement layout.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP5 – Housing Mix, Density and Affordability CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP12 – Green Belt CP15 – Employment Development CP17 – Housing Delivery
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB01 – Development within the Green Belt TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB25 – Archaeology
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM5 - Protection of the Countryside DM6 - Green Belt DM7 - Conserving the Historic Environment

	DM8 - Restoration of Minerals and Waste Developments DM10 - Flood Risk DM14 - Ancillary development DM15 - Site History
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS5 – Development in the countryside SS6 – Development in the Green Belt SS10 – Meeting our housing needs CE1 – Design principles for efficient buildings CE3 – Environmental standards for residential development CE5 – Embodied carbon CE7 – Low carbon and renewable energy generation CE8 – Protecting renewable energy generation C5 – Parking and electric vehicle charging H1 – Housing mix, density and standards H2 – Presumption against residential losses H3 – Affordable housing H6 – Self-build and custom build FD2 – Sustainable drainage FD3 – River corridors and watercourses NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design NE6 – Valued landscapes DH1 – Place making and quality design DH5 – The historic environment DH6 – Archaeology HC7 – Light pollution HC8 – Noise pollution HC9 – Contaminated land and water HC10 – Odor, fumes and dust
Other	National Planning Policy Guidance (NPPG) Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
O/2008/1353	Outline application for the demolition of 8 dwellings and erection of 5 new dwellings. Change of use of 3 dwellings to form 2 boathouses and guest accommodation. Conversion of 2 dwellings to form 1 dwelling. Alterations to the barns and the bungalow to form	Approved 09.12.2008

	a single residential unit plus alterations and extensions to existing buildings.	
RM/2010/1237	Erection of one dwelling (Conway Park House)	Approved 04.08.2010
RM/2011/2274	Erection of one dwelling (Bell House)	Approved 20.12.2011
153077	Erection of 3no estate buildings to serve as estate management, security offices and stores with associated parking and alterations to access (Hatchgate and Kentons, ancillary to Stowdes) S106 agreement for 173097 revoked this permission	Approved 16.12.2016
152499	Erection of 4no single storey staff residential units, together with a machinery shed / parking and associated estate management store / office, at Bell House, ancillary to Stowdes S106 for 173097 subsequently required that this only be occupied by staff employed on site	Approved 06.12.2016
160131	Erection of one dwelling (Stowdes) S106 agreement for 173097 revoked this permission	Approved 05.07.2016
173097	Erection of one dwelling (Stowdes) S106 required permissions 173098 and 173100 to be ancillary to 173097 and not sold off or disposed of separately to this dwelling	Approved 13.04.2018 Permission expired
173098	Erection of gatehouse with associated parking ancillary to Stowdes	Approved 13.04.2018 Permission expired
173100	Erection of estate management buildings including gardeners' accommodation and underground tunnel linking the estate buildings, ancillary to the main house on Stowdes estate	Approved 13.04.2018 Permission expired
213587	Proposed erection of 1no. detached dwelling with associated landscaping	Approved 15.09.2023
213588	Erection of a gatehouse ancillary to Stowdes	Approved 15.09.2023
213610	Erection of two-storey estate management buildings including gardeners accommodation and underground tunnel linking the estate buildings and ancillary to the main house on Stowdes estate, following demolition of 3No dwellings, 1No pool house, garages and outhouses, stables and hay barn	Approved 15.09.2023

250768	Application for submission of details to comply with the following conditions of planning approval dated 15.09.2023. Condition 5 relates to electric vehicle charging, 8 to detailed landscaping, 14 to tunnel details.	Split Decision 20.08.2025
250769	Application for submission of details to comply with the following conditions of planning approval 213610 dated 15.09.2023. Condition 8 relates to detailed landscaping, 10 to tunnel details.	Refused 20.08.2025
250770	Application for submission of details to comply with the following conditions of planning approval 213588 dated 15.09.2023. Condition 4 relates to landscaping.	Refused 20.08.2025
250782	Application for submission of details to comply with the following conditions of planning approval 240832 dated 06.08.2024. Condition 5 relates to dust, 6 to landscaping.	Approved 20.08.2025
250783	Application for submission of details to comply with the following conditions of planning approval 240847 dated 13.09.2024. Condition 5 relates to ground and building levels, 6 to works to garden wall.	Refused 08.08.2025
250919	Application for submission of details to comply with the following condition of planning consent 240847 dated 13/09/2024. Condition 3. Visibility Splays. 4. Construction Method Statement. 7. Protection of Trees.	Split Decision 19.01.2026
250918	Application for submission of details to comply with the following condition of planning consent 213587 dated 15/09/2023. Condition 3. Archaeology. 4. Construction Method Statement. 7. CEMP (Biodiversity)	Approve 25.11.2025
250920	Application for submission of details to comply with the following condition of planning consent 213588 dated 15/09/2023. Condition 3. Archaeology.	Approved 08.08.2025
250947	Application for submission of details to comply with the following condition of planning consent 213610 dated 15/09/2023. Condition 3. Archaeology. 4. Construction Environmental Management Plan. 6. CEMP (Biodiversity). 7. Protection of Trees. 9. Site Lines.	Refused 19.01.2026
251563	Application for submission of details to comply with the following condition of planning consent 240832 dated 2/4/2024. Condition 4 relates to external materials.	Refused 18.08.2025

252086	Application for submission of details to comply with the following condition of planning consent 213587 dated 15/09/2023. Condition 5. Electric Vehicle Charging. 8. Detailed Landscaping	Approve 15.12.2025
252489	Application to vary condition 2,3,4,5,7 and 8 of planning consent 213587 for the Full application for the proposed erection of 1 no. detached dwelling with associated landscaping. Conditions 2, 3, 4,5, 7 and 8 refers to Approved Plans, Archaeology, Construction Method Statement, Electric Vehicle Charging, CEMP Biodiversity and Detailed Landscaping and the variation is to Substitute drawings, Detailed Landscaping Condition proposed to be varied to for approval of details prior to development above slab level, and to ensure compliance with WSI and trench evaluation, CMS, EVC Strategy and CEMP.	Pending Consideration
252721	Application to vary conditions 2, 3, 4, 5, 7 and 8 of planning consent 213587 for the proposed erection of 1 no. detached dwelling with associated landscaping. Condition 2 refers to the approved details; 3 to archaeology; 4 to a Construction Method Statement; 5 to EV charging; 7 to CEMP: Biodiversity, and 8 to detailed landscaping, and the variation is to alter the architecture of the house and the landscape treatment of the immediate curtilage, with an update to the Estate-wide Landscape Masterplan, and to amend the wording of the specified conditions accordingly.	Pending Consideration
253132	Application to vary conditions 2, 3, 4, 6, 8 and 10 of planning consent 213610 for the erection of a 2 storey Estate management buildings including gardeners accommodation and underground tunnel linking the estate buildings and ancillary to the main house on Strowdes estate, following demolition of 3No dwellings, 1No pool house, garages and outhouses, stables and hay barn. Condition 2 refers to the approved details; 3 to archaeology; 4 to a Construction Environmental Management Plan (CEMP); 6 to CEMP: Biodiversity; 8 to detailed landscaping and 10 to tunnel details, the variation is to propose a re-siting of the central and eastern buildings and to refine the architecture together with an update to the Estate-wide Landscape Masterplan, and to amend the wording of the specified conditions accordingly.	Pending Consideration

--	--	--

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No objections

WBC Drainage – No objections subject to drainage strategy of the original application.

WBC Highways – No objections. It is relevant to note that the minimum required dimensions for parking space are 5.0m x 2.5m, and the applicant is required to increase the driveway clearance to at least 6m wide between the spaces for safe vehicle manoeuvring.

WBC Economic Prosperity & Place (Community Infrastructure) – No comments received

WBC Landscape and Trees – No objection subject to confirmation that the changes do not affect the landscape proposals around the dwelling including the specimen tree planting.

WBC Built Heritage Officer - The below ground changes will have no impact in terms of the built heritage assets or it is believed on the registered historic park and gardens more than the already approved scheme for the new dwelling within this parkland setting

WBC CIL - A CIL liability notice was issued following the grant of planning permission 213587. If there are any increases to the floorspace, the CIL charge will be recalculated in line with the CIL Regulations and a new Liability notice will be issued for the works approved under the S73 application. The liable party will also be required to complete the relevant CIL forms for the S73 application.

WBC Ecology – No comments received.

WBC Cleaner and Greener – No comments received

External

Historic England – No comments to make

Historic Parks & Gardens – No comments to make

Berkshire Archaeology – Revised archaeological information is considered acceptable and should form part of a compliance condition.

Berkshire Gardens Trust – No comments to make

REPRESENTATIONS

Wargrave Parish
Council

No objections

Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

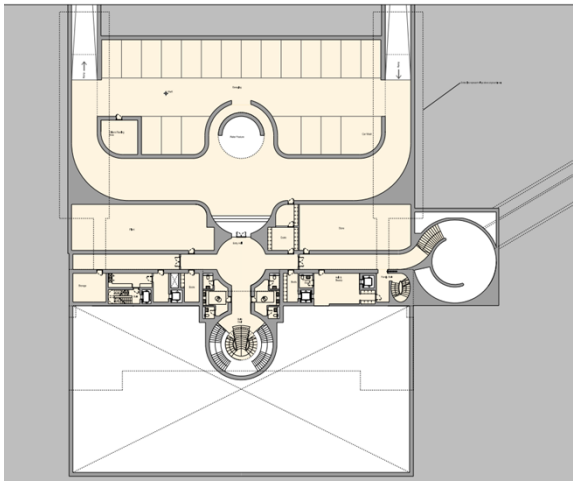
Proposal:

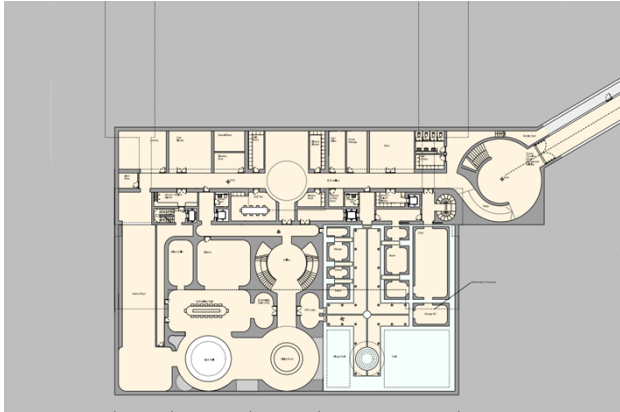
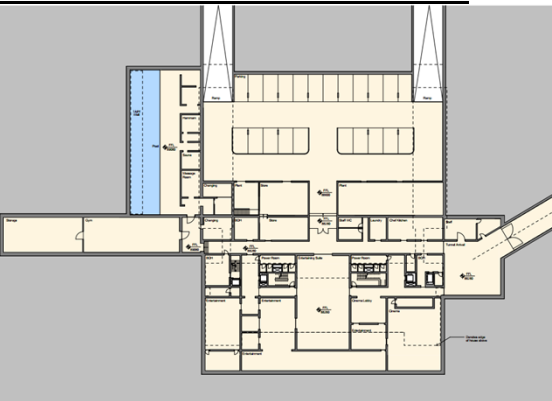
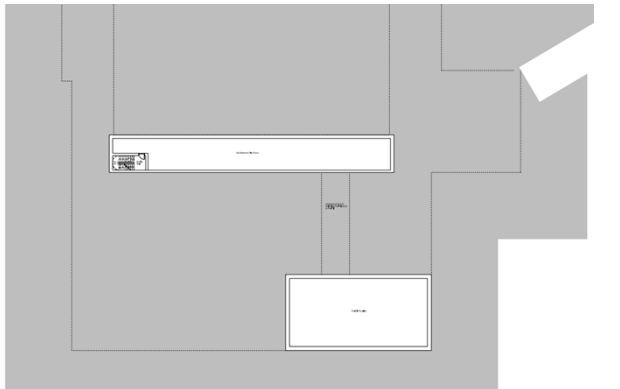
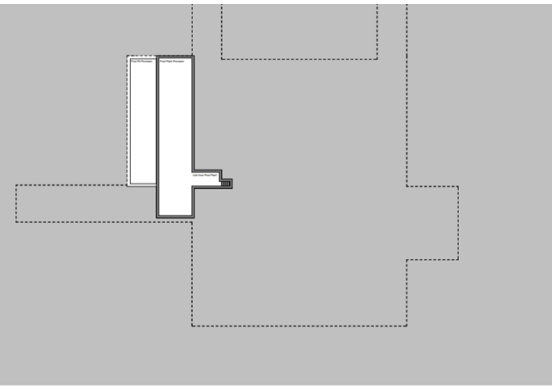
The application proposal is for the erection of 1no. detached dwelling with associated landscaping (ref: 213587).

This Section 73 application seeks to amend condition 2 which specifies the approved plans to which the development must be built in accordance.

The proposed changes relate solely to the basement level and a re-configuration of the two-storey basement. The appearance of the building above ground level is not changing.

This will have the effect of deleting the basement mezzanine plan P-H-001-XX-030 REV 00 and replacing the basement plan and sub basement plans refs: P-H-001-XX-040 REV 00 and P-H-001-XX-045 REV 00 with PCY-PBC-MH-B1-DR-A-1009 P02B and PCY-PBC-MH-B1-DR-A-1008. This indirectly also affects the site sections and elevational drawings which are also to be replaced with revised plans.

As approved 213587	Proposed
P-H-001-XX-030 REV 00 	To be deleted

P-H-001-XX-040 REV 00 	PCY-PBC-MH-B1-DR-A-1009 P02B P05 received on 26 March 2026 
P-H-001-XX-045 REV 00 	PCY-PBC-MH-B1-DR-A-1008. 

Section 73 of the TCPA:

A Section 73 application allows for the variation or removal of conditions attached to a previously approved planning permission. The scope of assessment is limited to the condition(s) subject to amendment, and the local planning authority may only consider the proposed changes and their planning implications. The original permission remains valid, and a new decision notice is issued setting out all relevant conditions, including any varied by this application.

However, as a Section 73 application results in the issue of a new planning permission, all material planning considerations must be taken into account insofar as they are relevant to, and arise from, the proposed variation. While the principle of development is generally established by the original permission and remains unchanged, other matters (such as design, amenity, highways, and landscaping) should be assessed in the context of the proposed amendments.

Site Description:

The application site comprises approximately 2.4 ha of residential land and 10.6 ha of parkland. It lies within open Countryside within a Grade II* Registered Park and Garden ("RPG") listed by Historic England as "Park Place and Templecombe". It also lies within the Metropolitan Green Belt. The northern part of the site is predominantly level; the southern half falls steeply down towards the river. The overall site is bounded by

Culham Lane, Kentons Lane, Wargrave Road, the River Thames and, along the western boundary, by other tree-lined Estates within the RPG.

Background:

There was an original masterplan for restoration of the Registered Park and Gardens comprising O/2008/1353 for:

Outline application for the demolition of 8 dwellings and erection of 5 new dwellings.
Change of use of 3 dwellings to form 2 boathouses and guest accommodation.
Conversion of 2 dwellings to form 1 dwelling. Alterations to the barns and the bungalow to form a single residential unit plus alterations and extensions to existing buildings.

There were significant very special circumstances to allow this development:

1. Restoration of main house (listed building)
2. Restore landscape setting of registered park and garden
3. Remove harmful buildings and hardstanding.
4. To remove major traffic generating issues in the Countryside
5. To safeguard long term management of the overall estate
6. Demolish 8 houses but construct 5 new ones

This application agreed principles of development across the park offsetting the volume against the demolition of various buildings across the site and seeking to restore the landscape. These benefits are now seen, the masterplan has been achieved and the overall estate restored. These circumstances cannot be re-used for other development. Similarly, volumes etc. cannot be re-used for other applications. However, the local authority has recently carried out a review of the volumes remaining on across the wider Park Place estate, however, each new application must be assessed on its own merits.

With each application made on the whole of the Park Place Estate (that within the original O/2008/1353 area information must be provided demonstrating the volumes proposed against any traded off volumes and overall volumes available. This approach has been accepted in previous applications and is an appropriate means of restoring the Estate and Registered Park and Garden whilst improving the built form within the Green Belt.

The above being said, while the traded volumes hold weight in the planning balance, the overall justification for the re-development of the Park and Garden was to provide an overall public benefit in terms of the designated heritage assets and openness of the Green Belt (through the signing of a maintenance plan and through removal of volumes). The outline permission was granted over 10 years ago and the improvement of the estate has been largely achieved. The traded volume is therefore not the sole consideration.

It is noted that there have been significant policy changes since 2008 including the introduction of the NPPF and the current Wokingham Borough Council Local Plan.

Notwithstanding this, the 2008 application remains a material consideration and its weight is assessed accordingly.

The Strowdes Estate:

Since the 2008 permission, these objectives were implemented culminating in consent for a replacement mansion—initially known as Conway, now Strowdes (2017) —on the remaining estate, reflecting the historic concept of “an estate within an estate.” The other replacement dwelling exists at Templecombe, approved in 2023 to replace the 1960s Temple Combe House. Additional land has also been acquired and incorporated into the estate since 2008, with development continuing under the agreed IEMP.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located in the Countryside and within the Green Belt where policies CP11, CP12 and TB01 apply.

Traded Volumes:

The changes to the basement reduce the built form from 3 storey subterranean development to two storey subterranean development, although the width of the basement is increased marginally, this is considered to be positive in terms of volume, and impact on the overall landscape as well as environmentally through the reduced depth of excavations.

The principle of development largely remains unchanged from application 213587 which concluded that overall, the proposed trade-off of volume is considered acceptable and within the spirit of the original project and permission that was granted.

The application site lies within the Metropolitan Green Belt where the fundamental aim of policy is to prevent urban sprawl by keeping land permanently open. The proposed amendments relate solely to the basement level and would not result in any increase in above-ground built form, footprint, height or massing when compared with the approved scheme. While the basement footprint is marginally widened, this is offset by the reduction from a three-storey to a two-storey subterranean arrangement, resulting in a net reduction in excavation depth and overall subterranean volume. As such, the proposal would not result in any greater impact on the openness of the Green Belt than the development already approved under permission 213587 and is therefore considered acceptable in Green Belt terms, having regard to Policies CP11, CP12 and TB01 of the MDD Local Plan.

Notwithstanding this, the character and appearance of the proposal and its impact on the landscape and all other material planning considerations need to be assessed.

Character of the Area:

The changes proposed are subterranean only and will have no visual impact on the character of the area. The assessment under 213587 therefore remains unchanged.

Heritage:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that development must ensure the preservation of any nearby listed building, including its setting, Paragraphs 205-208 of the NPPF requires consideration of the harm to the significance of a designated heritage asset and Policy TB24 of the MDD Local Plan requires the conservation and enhancement of Listed Buildings, Historic Parks and Gardens, Ancient Monuments and Conservation Areas, including their views and setting.

The Built Heritage Officer has raised no objections to the proposal and Historic England does not wish to offer any comments.

The proposal would result in no harm to the significance or setting of designated heritage assets and that the statutory duty under Section 66 has been fully discharged. The proposal accords with Policy TB24 and the NPPF.

Gardens Trust:

The Gardens Trust has offered no formal comments on this application and emphasise that this does not in any way signify either our approval or disapproval of the proposals. They have consistently raised concerns on the original application, pre-application stage and amongst the discharge of conditions applications associated with the original application with regard to the excavated material and any impact re-using this on site may have on the Historic Park & Gardens. Details can be secured by condition.

Neighbouring Amenity:

The assessment under 213587 therefore remains unchanged. There are no neighbours in close proximity to the site that would be impacted by the proposal in terms of privacy, overbearing issues, or loss of light.

Highway Access and Parking Provision:

There are no objections from the Highways Officer following receipt of revised plans which ensure there is adequate parking and turning spaces in the main basement parking area.

Archaeology:

There are potential archaeological implications with this proposed development as demonstrated by Berkshire Archaeology's Historic Environment Record. Strowdes is within Park Place, a historic park, and there is known Iron Age and Roman settlement and activity within the immediate vicinity. A trial trench evaluation of the wider site,

which included the original application 213587, took place between December 2024 and February 2025, and found Iron Age archaeological features within the area which is now included in the updated and extended basement proposal. These included two trenches with significant Iron Age occupation evidence immediately adjacent to the original smaller footprint basement proposal.

The report of the evaluation noted that any work within the footprint of this latest application would require further investigation, stating there was 'significant potential for further archaeological finds' and that it is 'likely that further Iron Age remains, possibly settlement evidence, might be encountered during any groundworks in this area'. [1]. Therefore, there is potential for further archaeological investigation to facilitate a better understanding of past activity on the site, enable preservation by record, and mitigate the impacts of the development.

As shown, the application site falls within an area of archaeological significance and archaeological remains may be damaged by ground disturbance for the proposed development. It is therefore recommended that the following condition is applied, should permission be granted, in order to mitigate the impacts of development. This is in accordance with Paragraph 218 of the NPPF(2025) which states that local planning authorities should 'require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'.

A condition is recommended to ensure the development accords with the submitted Written Scheme of Investigation. There are no objections from Berkshire Archaeology providing such a condition is included in any approval.

Amenity Space:

The changes proposed are subterranean only and will have no visual impact on the character of the area. The assessment under 213587 therefore remains unchanged. The applicant is reminded that the residential use is only approved within the application site (red line).

Flooding and Drainage:

The site was assessed under the original application 213587, and the principle of development in flood risk terms was accepted. The current Section 73 application does not propose any changes to the approved drainage strategy or surface water management arrangements.

The applicant has confirmed that the drainage strategy remains unchanged. The Council's Drainage Engineer has no objections to this strategy. However as previously, no maintenance plan has been provided, along with the package of treatment required. This can be required by condition.

Landscape and Trees:

No changes are proposed to the landscaping scheme as all changes are subterranean. The assessment under 213587 therefore remains unchanged.

Ecology:

The proposals are subterranean and are in approximately the same position as the originally approved basement. WBC Ecology have not provided any comments, however the assessment under 213587 remains unchanged due to the nature of the variation.

Contamination:

The application site lies within a low-probability radon-affected area, where gas levels are 1–3% of above the radon action level. However, the proposed development includes a two-storey basement, which increases potential exposure due to extended contact with the ground. In line with national guidance (Building Regulations Approved Document C and Public Health England radon guidance), a precautionary approach is advised. The applicant should incorporate appropriate radon protection measures in the basement, such as gas-tight membranes and sub-floor ventilation, and verify post-construction radon levels to ensure future occupier safety.

The PPG states that failing to adequately address contamination on a site, or within an area, could lead to harm to human health. In addition, the Guidance sets out a number of points regarding the overlapping or roles between the Building Regulations and Planning controls.

These include the planning system operating alongside other regimes, such as the Building Regulations, when dealing with proposals on potentially contaminated land. Furthermore, in granting planning permissions, local planning authorities should be satisfied that a proposal would be appropriate to its location and pose no unacceptable health risks to future and neighbouring occupiers and users. There is a clear distinction between the regulation of radon protection measures undertaken by the Planning function of the Council and the inspection of the installed measures undertaken by Building Control.

An effective way to ensure this is for local planning authorities to impose conditions which are reasonable and necessary and would result in the necessary information and mitigation measures, where appropriate, and provide acceptable development in terms of planning and public health. It is reasonable, and in accordance with the Guidance, for the Council to seek relevant details relating to land contamination matters through planning conditions.

While the original permission did not include a condition relating to radon protection, this is considered an omission given the scale and nature of the basement works now proposed. It is therefore reasonable and necessary, through this section 73 application, to impose a condition requiring appropriate radon mitigation to ensure that potential risks to future occupiers are adequately addressed.

Planning Conditions:

This application has been submitted under section 73 to vary the approved plans and associated conditions. The effect of a grant of permission under section 73 would be to create a new planning permission in which the conditions attached to the original permission would continue to apply, unless expressly varied, removed or updated by this decision. Conditions that have already been discharged pursuant to the original permission would remain discharged insofar as they are unaffected by the proposed amendments. Where conditions are directly affected by, or relate to, the amended plans or details now proposed, it is necessary and reasonable to update or re-impose those conditions to ensure that the development as varied remains acceptable. All other conditions imposed on the original permission would continue to have effect without modification.

The proposed amendment is to Condition 2 only.

Some of the conditions attached to the previously approved permission have since been discharged therefore these will be amended to reflect these approvals.

Furthermore, some conditions were previously imprecisely worded and minor amendments have been made to make these clear and more accordance without materially altering their intent. The proposed amendments update the conditions to reflect permission already granted and to ensure that only accurate, enforceable, and meaningful conditions remain.

In the context of this s.73 application, the amended basement size/design will generate materially different excavation arisings and a heightened risk of harm to the Grade II Registered Park and Garden through on-site deposition, re-profiling or the creation of artificial landforms. Although the original permission did not control spoil handling, it is both reasonable and necessary to impose an Excavated Material Management Plan (EMMP) now to address the impacts of the development as varied and to correct that omission in a proportionate manner. The EMMP condition is tightly focused on the excavation phase (without preventing commencement of other works) and ensures all arisings are managed and removed off-site, thereby safeguarding the RPG's historic landscape character and significance. This approach responds directly to consultation concerns, including the Berkshire Gardens Trust's objection to re-use of excavated material within the park/garden, and meets the established tests for conditions (necessary, relevant, enforceable, precise and reasonable).

S106 Legal agreement:

Permission 213587 was approved subject to a legal agreement. The legal agreement defines The First Planning Permission as "the planning permission granted pursuant to the First Planning Application and shall include any subsequent permissions under Section 73 of the Act permitting the carrying out of the First Development"; **The** First Planning Application as "the planning application made under reference 213587 for the First Development" and The First Development is defined "the proposed erection of 1no. detached dwelling with associated landscaping as set out in the First Planning Application with reference 213587.

On this basis, this application does not require a Deed of Variation or new S106 agreement. This Section 73 application is bound by the requirements of the original

application insofar as the amendment does not indirectly or directly affect any clauses within it.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

Planning balance:

The amended basement arrangement would not give rise to any additional harm in terms of Green Belt openness, landscape character, heritage assets, residential amenity, highway safety, drainage, ecology or archaeology. The reduced excavation depth is considered to offer environmental and landscape benefits when compared to the previously approved scheme subject to excavation details.

When assessed against the Development Plan as a whole and all other material considerations, the proposal is considered acceptable and is recommended for approval.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Not Required
Recommendation:	Approval
Date:	26 March 2026
Earliest date for decision:	21 August 2025

Recommendation agreed by: (Authorised Officer)	
Date:	31.03.26

PINK = unchanged from original permission.

GREEN = Updated

RED = New

1.	Timescales - The development hereby permitted shall be begun before the expiration of three years from the date of the original permission i.e. 15 September 2026	Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).
2.	Approved Plans – This permission is in respect of the submitted application plans and drawings numbered: Site Location Plan 0001 PL1 October 2017 Basement Plan PCY-PBC-MH-B1-DR-A -1008 P02 Sub Basement Plan PCY-PBC-MH-ZZ-DR-A -1028 – P02 East & West Elevations PCY-PBC-MH-ZZ-DR-A -1015 – P02 North & South Section Plan PCY-PBC-MH-ZZ-DR-A -1016 – P02 East & West Section Plan PCY-PBC-MH-ZZ-DR-A -1020 – P02 North Elevation PCY-PBC-MH-ZZ-DR-A -1021 – P02 East Elevation PCY-PBC-MH-ZZ-DR-A -1022 – P02 South Elevation PCY-PBC-MH-ZZ-DR-A -1023 – P02 West Elevation PCY-PBC-MH-ZZ-DR-A -1027 – P02 North & South Elevations All received by the Local Planning Authority on 14/07/2025 And PCY-PBC-MH-B1-DR-A-1009 P02B P05 received by the Local Planning Authority on 26/3/2026 Proposed Landscape Masterplan 051_1101 (APART FROM THE PROPOSED POND IN THE LOCATION OF 'PIT CLUMP', WHICH IS NOT APPROVED) Surface Water Strategy sheet 1 – 2170453-EW-00-L00-DR-C-1000 REV P1 Surface Water Strategy sheet 2 – 2170453-EW-00-L00-DR-C-1001 REV P1	Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

	The development shall be carried out in accordance with the approved details	
3.	Archaeology - The development shall be carried out strictly in accordance with the WSI (SCHEME OF ARCHAEOLOGICAL WORKPROJECT CONWAY: PHASE 2 V2 dated January 2026 by APS Archaeological Project Services received by the Local Planning Authority on 5 March 2026) including the phased programme of archaeological works set out therein, prior to and during the carrying out of any demolition, groundworks or development.	Reason: The site lies within an area of archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough.
4.	Construction Method Statement - The Development hereby approved shall take place in strict accordance with the Construction Method Statement approved in writing by the Local Planning Authority on 25 November 2025 in respect of discharge of condition application reference 250918.	Reason: In the interests of the amenities of the area and to protect the Grade II* Registered Park and Gardens
5.	Electric Vehicle Charging - The development hereby approved shall take place in strict accordance with the Electric Vehicle Charging Strategy and Plans approved in writing by the Local Planning Authority on 15 December 2025 in respect of discharge of condition application reference 252086.	Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07 and Appendix 2 and the Council's Parking Standards Study Report (2011).
6.	Drainage - Before the development is commenced above slab level, full details of a drainage system for the site shall have been submitted to and approved in writing by the LPA. The details shall include: A maintenance management plan for the SuDS features throughout the lifetime of the development, as well as who will be responsible for the maintenance. Details of the package treatment proposed and confirmation from the	Reason: To prevent increased risk of surface water runoff.

	Environment Agency regarding the environmental permit	
7.	CEMP - The development hereby approved shall take place in strict accordance with the Revised Construction Management Plan Beau Bespoke 21.07.25 P.05 and Revised Project Conway Construction Environmental Management Plan (Biodiversity) dated 20 November 2025 P04 approved in writing by the Local Planning Authority on 25 November 2025 in respect of discharge of condition application reference 250918.	Reason: To ensure that the proposal is in accordance with ODPM circular 2006/05 guidance on protected species and local plan policies CP7 and TB23.
8.	Detailed Landscaping – The development hereby approved shall take place in strict accordance with the plans approved in writing by the Local Planning Authority on 3 November 2025 in respect of discharge of condition application reference 252086 namely: Revised Plan 0600 Fence/Gate/Deer Grid received 4 November 2025 • Revised Plan 0602 Rev B Main House Moat/Rills received 4 November 2025 • Revised Plan 0402 Soft Landscaping Section 1 received 4 November 2025 • Plan 0403 Soft Landscape Section 2 received 4 November 2025 • Revised Plan 0401 Rev C Planting/haha received 4 November 2025 Revised Plan 0400 Rev C Trees/hedges received 4 November 2025 • Revised plan 0301 Amphitheatre received 4 November 2025 • Revised Plan 0300 Rev B Lake section received 4 November 2025 • Revised Plan 0201 Rev B Roads received 4 November 2025 • Revised plan 0200 Rev B fencing Gate deer received 4 November 2025 • Revised plan 0101 Rev B Main House received 4 November 2025 • Revised Landscape Specification received 4 November 2025 • Revised Summary Report Landscaping received 4 November 2025	In the interests of visual amenity.

	• Main House EV Charger Strategy received 2 September 2025	
9.	Protection of Trees – No development or other operations shall take place except in complete accordance with the Revised Tree Protection Scheme by Fulford Dobson Associates Ltd and dated 17th November 2022 (hereinafter referred to as the Approved Scheme), unless otherwise agreed in writing by the Local Planning Authority.	Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.
10.	External Materials - Before the development is commenced above slab level, samples and details of the materials to be used in the construction of the external surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the approved details.	Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy Core Strategy Policies CP1 and CP3.
11.	Lighting – Prior to their installation, details of a lighting scheme shall be submitted to and approved in writing by the local Planning Authority. Details shall include measures to minimise sky glow and light spillage to neighbouring properties. Such details as may be approved shall be implemented in full before the first use of the development and shall be retained as such thereafter	Reason: In the interests of the amenities of the area.
12.	Existing Trees, Shrubs and Hedges - No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless	Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

	the local planning authority gives written consent to any variation.	
13.	Hours of Work - No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National holidays.	Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy Policies CP1 and CP3 and managing development delivery Local Plan CC06.
14.	Tunnel Details - Prior to commencement of the tunnel, full details, including section drawings, shall be submitted to and approved in writing by the local planning authority. The tunnel shall be implemented as approved.	Reason: For the avoidance of doubt, as there is lack of adequate detail on the plans received.
15.	Parking to be provided - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.	Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy CP6.
16.	Spoil Management - No excavation works associated with the basement hereby permitted shall commence until an Excavated Material Management Plan (EMMP) has been submitted to and approved in writing by the Local Planning Authority. The EMMP shall include: a) The estimated volume and type of material to be excavated; b) Details of the method of excavation and handling of spoil; c) The destination(s) for all excavated material d) Details of any temporary on site storage and duration; e) Details of haulage routes, vehicle numbers and timing of movements; f) Measures to prevent unauthorised deposition, re-profiling or the creation of artificial landforms; and g) A timetable for the removal of all excavated material from the site.	To ensure that excavated material arising from the basement excavation is managed and removed in a controlled manner and does not result in the deposition of spoil, alteration of ground levels, or creation of artificial landforms which would cause harm to the character, appearance and historic landscape significance of the Grade II Registered Park and Garden, having regard to the sensitivity of the site and the impacts of the development as varied.

	The development shall thereafter be carried out strictly in accordance with the approved EMMP. All excavated material shall be removed from the site in accordance with the approved timetable and no alteration of ground levels shall take place other than those expressly shown on the approved plans	
17.	Radon - Prior to the excavations works for the construction of the basement, the developer shall submit a scheme for radon protection measures in accordance with Building Regulations Approved Document C. The development shall be carried out in accordance with the approved scheme, and post-construction testing shall be undertaken to verify radon levels are below the national action level. Evidence of compliance shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the dwelling.	To ensure that risks from ground gases and land contamination to the future users of the land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

108	Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss
109	This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated [INSERT] , the obligations in which relate to this development.

I10	The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.
I37	The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

