

25/01260/CONDIT & 25/01281/CONDIT Glenfall House

Proposal

Removal of condition 9 and the variation of conditions 5, 6, 8, 10, 12, 17, 20, 26 and 28 of planning permission 23/01424/FUL.

Variation of condition 9 of listed building consent 23/01424/LBC

Approval is sought for the removal of the holiday accommodation use restriction, enabling the units to be used as separate, independent dwellings and the site sub-divided accordingly.

Approved Development

23/01424/FUL & 23/01424/LBC

Part change of use of principal listed building from hotel/event venue to single dwelling (C3), including removal of extensions/alterations to the principal building and the demolition of coach house, stables and 20th century buildings. Erection of a new extension and outbuildings consisting of a leisure building with swimming pool, garage/store, greenhouse and 5no. new dwelling units to be occupied solely as holiday accommodation. Alterations to historic landscaped grounds and kitchen garden.



Site Aerial



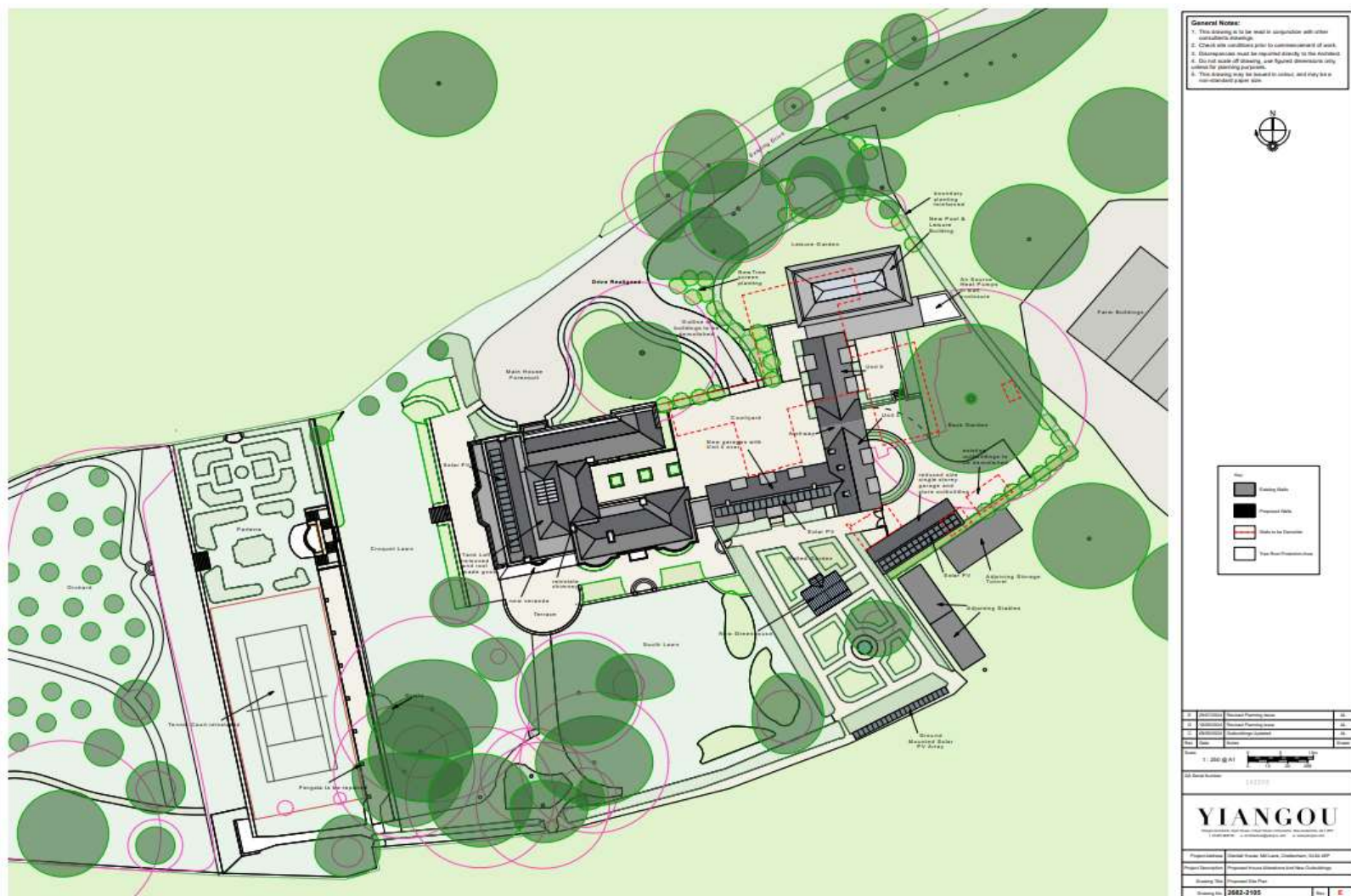
Site Photographs



Site Photographs



Site Photographs



Approved Site Plan



Approved Extension and Outbuilding Elevations

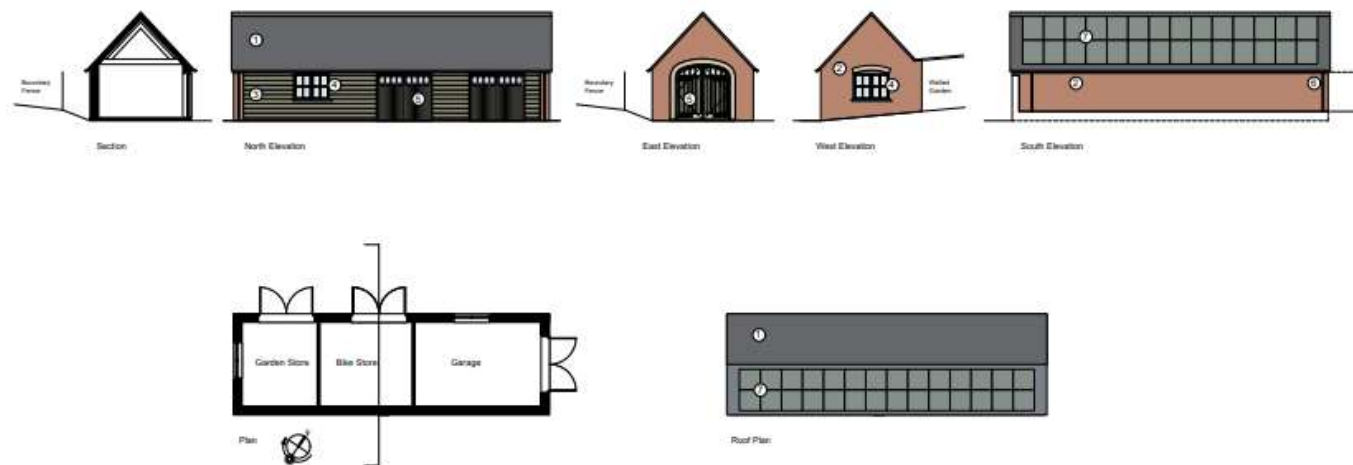


Approved Extension and Outbuilding Elevations

[illegible]

Approved Extension and Outbuilding Elevations – Leisure/Swimming Pool Building





Approved Garage/Store Outbuilding Elevations

Key Planning Matters

- **Principle of providing of 5 dwellings outside of the PUA – including 3 new purpose-built dwellings**

Unrestricted occupancy

Conflict with Policy SD10 of JCS

Paragraph 11(d) and Section 5 of the NPPF

- **Impact on the significance of designated heritage assets – notably setting**
- **Traffic and Highway Safety**
- **Impact on Amenity of Neighbouring Land Users**