



NOTICE OF DECISION

**Town and Country (General Permitted Development) (England) Order 2015
Determination under Part 3, Class Q of Schedule 2 (Change of use)**

Decision : Prior Approval is NOT REQUIRED

Application no : 25/00922/GPDAGD

Site address : Hollyoak Farm ,Bramshill Road,Bramshill, Hook,
Hampshire RG27 0RG

Description of development : Application for prior approval for change of use of an
agricultural building to a dwelling

Date of Notice : 10 July 2025

This decision is subject to the following standard condition(s) and any other additional conditions numbered below:

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

Reason for decision:

- 1 The proposed development complies with the limitations and conditions of Schedule 2, Part 3, Class Q (a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Prior approval is not required.

INFORMATIVE NOTES

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

- 1 The applicant is advised that under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017, bats are a protected species and it is illegal to intentionally or recklessly damage, disturb or destroy a bat or its habitat. If any evidence of bats is found on site, Natural England must be informed and a licence for development obtained from them prior to works continuing. For further information go to www.naturalengland.org.uk or contact Natural England (S.E. regional office) on 0238 028 6410.
- 2 You may require Building Regulations Consent and we advise that you should contact Building Control on 01252 398715.
- 3 Hart District Council has declared a Climate Emergency. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider district. The applicant is encouraged to explore all opportunities for implementing the development approved by this permission in a way that minimises impact on climate change.
- 4 The applicant is advised to make sure that the works hereby approved are carried out with due care and consideration to the amenities of adjacent properties and users of any nearby public highway or other rights of way. It is good practice to ensure that works audible at the boundary of the site are limited to be carried out between 8am and 6pm Monday to Friday, 8am and 12 noon on Saturdays with no working on Sunday and Bank Holidays. The storage of materials and parking of operatives vehicles should be normally arranged on site.
- 5 If this development will result in new postal addresses or changes in addresses, please email the council's Street Naming and Numbering team at streetnames@hart.gov.uk to commence the process.
- 6 The applicant is advised of the relevant time period condition set out within Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in that the development must be completed within a period of 3 years starting with the prior approval date.
- 7 Any land contamination that is found during the course of the implementation of the barn conversion hereby approved, which was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to an approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to an approved in writing by the local planning authority. These approved schemes shall be carried out before development is resumed or

continued.

- 8 For the avoidance of doubt the development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing number: HFH 02 (Perspectives), Door schedule, Window Schedule, HFH 01 B May 2025 (Conversion of residential barn), Site plan with curtilage hatched (produced 25/06/2025), Structural Assessment (April 2025).

- 9 In strict accordance with Article 3(1) of the GDPO, it is a requirement that the applicant satisfies their obligations under Regulations 75 to 78 of the Conservation of Habitats and Species Regulations 2017 (general development orders) prior to commencement of any development. Failure to comply with this will mean that the development will have been unlawfully implemented.

This application is subject to the submission and approval of a Section 77 application. A Section 77 application needs to be applied for because development is only granted via the Town and Country Planning (General Permitted Development) Order 2015 (as amended), subject to the provisions of regulations 75 to 78 of the Conservation of Habitats and Species Regulations 2017 (general development orders).

*Please note: the application site is within 400m of the Thames Basin Heath Special Protection Area where there is an exclusion zone around the Thames Basin Heath SPA within which **no net new housing development will be supported**- Policy NBE3 of the Hart Local Plan Strategy and Sites 2032 and Policy NRM6 Thames Basin Heaths Special Protection Area of the South East plan (Adopted May 2009).*

What to Do Next

If your consent is subject to conditions, please read them carefully. You may need to submit further information to the Council for approval before you start work. If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.

Please note that this permission only relates to planning matters. You may still need to apply for other consents such as building regulation approval

This permission does not grant you rights to carry out works on or over land, or to access land that is not within your control or ownership.

General Notes

Please contact the Officer who handled this application Claire Woolf on Tel: 01252 774071 or Email: claire.woolf@hart.gov.uk if you would like clarification about this decision or would like to make changes to your permission.

Rights of Appeal

Applicants have a right of appeal against the requirements of any conditions attached to this permission.

Appeals are made to the Planning Inspectorate on a form obtainable from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. They can be contacted on 0303 444 5000, and further information is on the Planning Inspectorates website www.planningportal.gov.uk/pes. You are allowed **6 months** to lodge an appeal against this decision.

If you intend to submit an appeal that you would like examined by inquiry, then you must first notify the Local Planning Authority and Planning Inspectorate by emailing inquiryappeals@planninginspectorate.gov.uk at least **10** days before submitting the appeal. Further information at www.gov.uk/government/collections/casework-dealt-with-by-inquiries.

There is no third party right of appeal for neighbours or objectors.

Purchase Notices

If either the Local Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land.