

South Farnborough Conservation Area Appraisal and Management Plan

Consultation Statement

Persons Consulted as Part of the Consultation

The draft South Farnborough Conservation Area Appraisal and Management Plan was subject to a six-week public consultation between 29 August and 10 October 2023. Copies of the draft document were made available to view at the following locations during opening hours:

- Rushmoor Borough Council Offices
- Aldershot Library
- Farnborough Library

The consultation was advertised extensively on the Council's website (Appendix 1) and using social media (Appendix 2). The Council's Facebook page has more than 13,000 followers, and across both consultations the Facebook posts received twelve comments and eight shares. Letters (Appendix 3) and information leaflets (Appendix 4) were also delivered to properties within the South Farnborough Conservation Area.

Representations were invited via email or post.

Consultation Emails

The Council notified all those registered on the Council's Planning Policy Consultation Database. The database comprises a wide range of stakeholders, including local residents, businesses, civic groups and statutory bodies, such as Historic England. There are more than 200 contacts in the database, all of whom were contacted via email requesting their comments on the document (Appendix 5).

A newsletter (Appendix 6) was sent to approximately 250 people who had signed up to be informed of Council consultations. It was also sent to approximately 6,000 people who had requested the general Council newsletter to be sent to them.

Documents Available on the Council's Website

Copies of the draft documents were made available to view and/or download on the Council's website (Appendix 1).

Consultation Events

Two in-person drop-in consultation events took place on 19 and 26 September 2023. The events were held at Princes Hall in Aldershot (19 September) and at the Council Offices in Farnborough (26 September), which is a short walk from the conservation area; both venues are also easily accessible via public transport. The events were publicised on the Council's website, on social media and within the letters and leaflets delivered to properties. Banners and information leaflets, which provided summary information on the consultation, were available for the public to view (Appendix 7), and Council officers were available to answer any questions. Visitors were encouraged to complete a

supplied feedback form or to email the Planning Policy team with any comments. The estimated attendance for the two events was 14 people.

The Council also received 11 telephone calls during the consultation period, with people asking questions about the consultation document and its implications.

Summary of the Main Issues Raised

The Council received 15 responses to the consultation. The comments received and the Council's response to each comment can be seen in Appendix 8.

The main concern related to the proposed removal of Farren House (54 Farnborough Road) and Baveno House (56 Farnborough Road) from the conservation area.

Following the consultation, the Council commissioned independent heritage advice from Stephen Levrant Heritage Architecture to review the proposal to remove Farren House and Baveno House from the conservation area. Having regard to the consultants' report and recommendations (see Appendix 9), the Council subsequently decided that Farren House and Baveno House should remain within the conservation area. The Council sent a letter to the owners and occupiers of the properties to inform them of the amended proposal on 12 September 2024, affording them 21 days to respond (Appendix 10). However, no responses were received.

Adoption

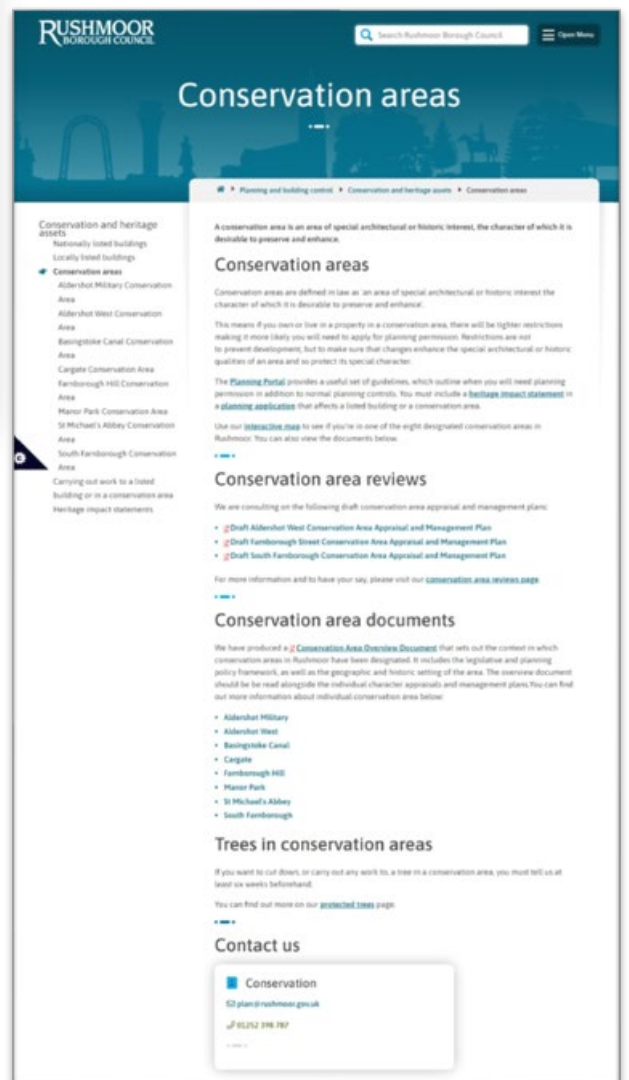
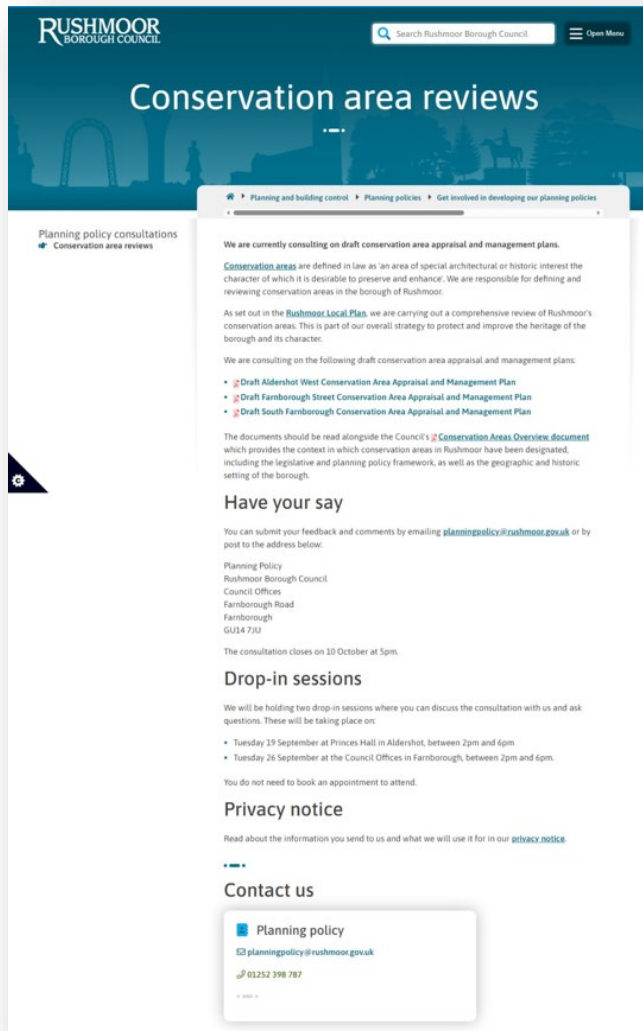
Having considered the responses received, and taking into account the independent heritage advice, the following amendments have been made:

- Farren House and Baveno House have been retained within the conservation area boundary. The South Farnborough Conservation Area Appraisal and Management Plan has been amended accordingly.

A revised Conservation Area Appraisal and Management Plan was considered by the Council's Cabinet on 15 October 2024. It resolved to adopt the Conservation Area Appraisal and Management Plan and delegated authority to the Executive Head of Property and Growth, in consultation with the Development and Economic Growth Portfolio Holder, to make any necessary minor amendments prior to publication.

The South Farnborough Conservation Area Appraisal and Management Plan was adopted on 10 June 2025.

Appendix 1. Consultation Webpages



Appendix 2. Social Media Posts

Conservation area review
drop-in sessions

Tuesday 19 September, 2pm to 6pm,
Princes Hall, Aldershot

www.rushmoor.gov.uk/planningpolicyconsultations

RUSHMOOR
BOROUGH COUNCIL

Conservation area reviews

We want your views

www.rushmoor.gov.uk/planningpolicyconsultations

RUSHMOOR
BOROUGH COUNCIL


Conservation area review
drop-in sessions


Tuesday 26 September, 2pm to 6pm,
Council Offices, Farnborough

www.rushmoor.gov.uk/planningpolicyconsultations

RUSHMOOR
BOROUGH COUNCIL

Appendix 3. Letters Sent to Properties

<p>RUSHMOOR BOROUGH COUNCIL  Council Offices, Farnborough Road, Farnborough, Hants. GU14 7JU Tel: (01252) 398 399 Website: www.rushmoor.gov.uk</p> <p style="text-align: right;">Contact: Planning Policy & Conservation</p> <p>Farnborough Hampshire GU14 6AY</p> <p>Dear Owner / Occupier,</p> <p style="text-align: center;">South Farnborough Conservation Area Review – Consultation on draft Character Appraisal.</p> <p>We are contacting you as your property is currently located within the South Farnborough conservation area.</p> <p>A draft Conservation Character Appraisal document has been produced for public consultation which proposes that some areas currently within the conservation area are removed. If the proposed changes are implemented, this will mean that your property will no longer be located within a conservation area. A leaflet is enclosed providing some further information.</p> <p>We would like your views on the draft document which can be viewed:</p> <ul style="list-style-type: none">• on our website: www.rushmoor.gov.uk/planningpolicyconsultations, and• Rushmoor Borough Council Offices and Farnborough Library during opening hours. <p>We are also running two drop-in sessions if you would like to discuss the consultation with members of the planning policy team:</p> <ul style="list-style-type: none">• 2pm to 6pm on Tuesday 19th September 2023 Location: Titchbourne Suite, Princes Hall, Aldershot, GU11 1NX• 2pm to 6pm on Tuesday 26th September 2023 Location: Concorde Room, Rushmoor Borough Council Offices, Farnborough Road, GU14 7JU <p>If you wish to respond to the consultation, please let us know your views by 5pm on Tuesday 10th October 2023.</p> <hr/> <p>Chief Executive Paul Shackley • Executive Director Ian Harrison • Executive Director Karen Edwards customerservices@rushmoor.gov.uk www.rushmoor.gov.uk</p>	<p>You can send us your comments on the draft document in any of the following ways:</p> <p>By email planningpolicy@rushmoor.gov.uk</p> <p>By post Planning Policy Rushmoor Borough Council Council Offices Farnborough Road Farnborough Hants GU14 7JU</p> <p>Yours faithfully</p> <div style="background-color: black; width: 80px; height: 20px; margin: 5px auto;"></div> <p>Tim Mills Executive Head of Property and Growth</p>
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<p>RUSHMOOR BOROUGH COUNCIL  Council Offices, Farnborough Road, Farnborough, Hants. GU14 7JU Tel: (01252) 398 399 Website: www.rushmoor.gov.uk</p> <p style="text-align: right;">Contact: Planning Policy & Conservation</p> <p style="text-align: right;">Telephone: 01252 398788 Email: planningpolicy@rushmoor.gov.uk Our reference: SFCA Date 29th August 2023</p> <p>Dear Owner / Occupier,</p> <p style="text-align: center;">South Farnborough Conservation Area Review – Consultation on draft Character Appraisal.</p> <p>We are contacting you as your property is located within the South Farnborough conservation area.</p> <p>A draft Conservation Character Appraisal document has been produced for public consultation which proposes that some areas currently within the conservation area are removed. If the proposed changes are implemented these changes will not affect your property, which will remain within the conservation area. A leaflet is enclosed providing some further information.</p> <p>We would like your views on the draft document which can be viewed:</p> <ul style="list-style-type: none">• on our website: www.rushmoor.gov.uk/planningpolicyconsultations, and• at Rushmoor Borough Council Offices and Farnborough Library during opening hours. <p>We are also running two drop-in sessions if you would like to discuss the consultation with members of the planning policy team:</p> <ul style="list-style-type: none">• 2pm to 6pm on Tuesday 19th September 2023 Location: Titchbourne Suite, Princes Hall, Aldershot, GU11 1NX• 2pm to 6pm on Tuesday 26th September 2023 Location: Concorde Room, Rushmoor Borough Council Offices, Farnborough Road, GU14 7JU <p>If you wish to respond to the consultation, please let us know your views by 5pm on Tuesday 10th October 2023.</p> <hr/> <p>Chief Executive Paul Shackley • Executive Director Ian Harrison • Executive Director Karen Edwards customerservices@rushmoor.gov.uk www.rushmoor.gov.uk</p>	<p>You can send us your comments on the draft document in any of the following ways:</p> <p>By email planningpolicy@rushmoor.gov.uk</p> <p>By post Planning Policy Rushmoor Borough Council Council Offices Farnborough Road Farnborough Hants GU14 7JU</p> <p>Yours faithfully</p> <div style="background-color: black; width: 80px; height: 20px; margin: 5px auto;"></div> <p>Tim Mills Executive Head of Property and Growth</p>
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Appendix 4. Leaflets Included with Letters to Properties

Will these changes have an impact on trees in the area?

Trees in a conservation area that meet specified criteria are protected by legislation so that councils should be notified of any works to a tree within a conservation area. This notice period gives the authority an opportunity to consider whether to make a Tree Preservation Order (TPO) to protect the tree.

Prior to the amending the boundary, we will review the trees in the areas proposed for removal and ensure that, where justified, any trees of value are protected by serving a Tree Preservation Order.

How to respond to the consultation

We welcome your views on the draft Character Appraisal and Management Plan, including the proposed boundary changes. Printed copies of the documents are available to view at the council offices and Farnborough Library during opening hours.

Responses must be received by Tuesday 10th October and can be submitted using one of the following methods:

By email

planningpolicy@rushmoor.gov.uk

In writing

Planning Policy
Rushmoor Borough Council
Council Offices
Farnborough Road
Farnborough
Hampshire
GU14 7JU



Council Offices,
Farnborough Road,
Farnborough,
Hants, GU14 7JU

www.rushmoor.gov.uk
01252 398 399
customerservices@rushmoor.gov.uk

@rushmoorcouncil
Rushmoor Borough Council
August 2023

What is a Conservation Area?

Conservation areas exist to manage and protect the special architectural and historic interest of a place - in other words, the features that make it unique. In conservation areas there are some extra planning controls and considerations in place to protect the historic and architectural elements which make the place special.

Why are we reviewing the South Farnborough Conservation Area?

The conservation area was first designated in 1987. The adopted Rushmoor Local Plan (2019) commits us to reviewing our conservation areas.

What changes are proposed?

It is proposed to remove the land and buildings shown in blue on the map opposite from the South Farnborough Conservation Area. These areas have been identified as having little or no architectural or historic interest or making little or no positive contribution to the local character and appearance.

What does this mean for me?

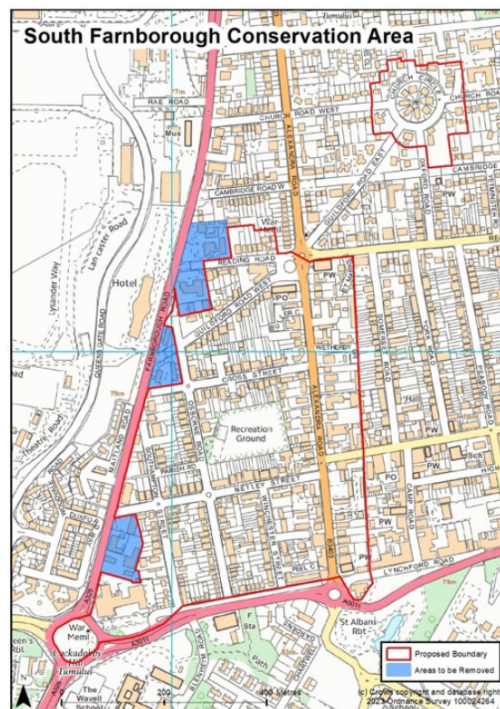
If the proposed changes are agreed, your property will no longer be in the Conservation Area.

Permitted Development

Whilst you were in a Conservation Area, you would have required planning permission for some changes that would normally be classed as permitted development.

You no longer need planning permission for:

- Single storey extensions to the rear of your property which meets the permitted development requirements.
- Additions, alterations or extension to roofs.
- Cladding any part of the house with stone, render, timber, tiles or any other material.
- Changes to windows.



Note: Flats do not benefit from permitted development rights so permission is required for all works that are not like-for-like replacements or that might change the appearance of the building.

Consultation Statement

Will these changes have an impact on trees in the area?

Trees in a conservation area that meet specified criteria are protected by legislation so that councils should be notified of any works to a tree within a conservation area. This notice period gives the authority an opportunity to consider whether to make a Tree Preservation Order (TPO) to protect the tree.

Prior to amending the boundary, we will review the trees in the areas proposed for removal and ensure that, where justified, any trees of value are protected by serving a Tree Preservation Order.

How to respond to the consultation

We welcome your views on the draft Character Appraisal and Management Plan, including the proposed boundary changes. Printed copies of the documents are available to view at the council offices and Farnborough Library during opening hours.

Responses must be received by Tuesday 10th October and can be submitted using one of the following methods:

By email

planningpolicy@rushmoor.gov.uk

In writing

Planning Policy
Rushmoor Borough Council
Council Offices
Farnborough Road
Farnborough
Hampshire
GU14 7JU



Council Offices
Farnborough Road,
Farnborough,
Hants, GU14 7JU

www.rushmoor.gov.uk
01252 398 399
customerservices@rushmoor.gov.uk

[@rushmoorcouncil](https://twitter.com/rushmoorcouncil)
Rushmoor Borough Council
August 2023

Conservation Area consultation information

South Farnborough

What is a Conservation Area?

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The conservation area was first designated in 1987. The adopted Rushmoor Local Plan (2019) commits us to reviewing our conservation areas.

What changes are proposed?

It is proposed to remove the land and buildings shown in blue on the map opposite from the South Farnborough Conservation Area. These areas have been identified as having little or no architectural or historic interest or making little or no positive contribution to the local character and appearance.

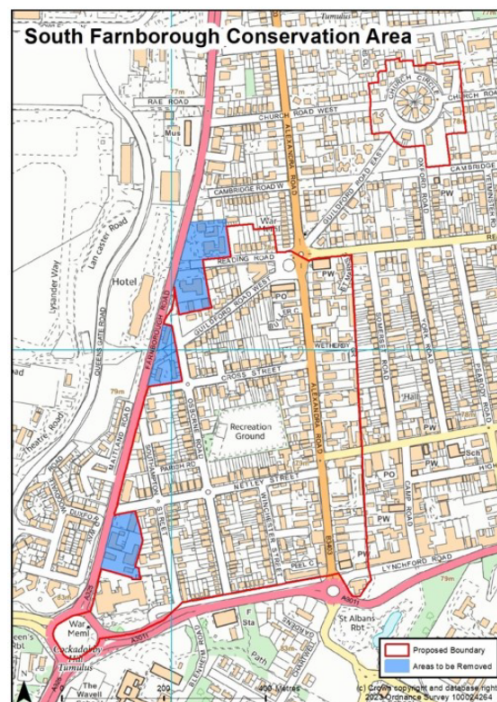
What does this mean for me?

As your property is remaining in the Conservation Area there are no changes proposed that affect you

What needs planning permission in a Conservation Area?

In conservation areas planning permission is required for some changes that would normally be classed as permitted development. Some examples are given below:

- Single storey extensions to the rear of properties exceeding size thresholds;
- Extensions at the rear that are more than one storey or any extensions at the side of a house;
- Additions, alterations or extensions to roofs;
- Cladding any part of the house with stone, render, timber, tiles, or another material.



Note: Flats do not benefit from permitted development rights so permission is required for all works that are not like-for-like replacements or that might change the appearance of the building.

Appendix 5. Email to Consultees

Dear Sir/Madam,

We are contacting you as you have previously asked to be notified of planning policy consultations undertaken by Rushmoor Borough Council.

The Council is currently consulting on the following documents for a period of six weeks:

- Draft Aldershot West Conservation Area Appraisal and Management Plan
- Draft South Farnborough Conservation Area Appraisal and Management Plan
- Draft Farnborough Street Conservation Area Appraisal and Management Plan

You can view the documents online at www.rushmoor.gov.uk/planningpolicyconsultations.

The closing date for comments is 5pm on Tuesday 10th October 2023. Comments can be submitted:

- by email to planningpolicy@rushmoor.gov.uk or
- in writing to: Planning Policy, Rushmoor Borough Council, Council Offices, Farnborough Road, Farnborough, Hampshire GU14 7JU.

Hard copies of the draft documents and the supporting information are available to view at:

- **Rushmoor Borough Council Offices** between 9am and 2pm Monday to Friday
- **Aldershot Library**, 109 High Street, Aldershot, Hampshire, GU11 1DQ at the following times:
 - Monday 9.30am – 1.30pm
 - Tuesday, Wednesday, Friday and Saturday 9.30am - 5pm
- **Farnborough Library**, Pinehurst, Farnborough, Hampshire GU14 7JZ at the following times:
 - Monday, Wednesday, Thursday, Friday, Saturday 9.30am – 5pm
 - Tuesday 9.30am – 1.30pm

Yours Sincerely,

The Policy and Conservation Team

Appendix 6. Newsletter

Chief Executive's Newsletter

The Planning Policy and Conservation team has recently launched a public consultation on the following three draft Conservation Area Appraisal and Management Plans:

- Draft Aldershot West Conservation Area Appraisal and Management Plan
- Draft Farnborough Street Conservation Area Appraisal and Management Plan
- Draft South Farnborough Conservation Area Appraisal and Management Plan

We are also consulting on a draft Biodiversity Supplementary Planning Document (SPD).

The consultations close on 10 October 2023 at 5pm.

More information is available at www.rushmoor.gov.uk/planningpolicyconsultations

If you have any questions, please contact the Planning Policy and Conservation team.

Appendix 7. Photographs of Consultation Events





Appendix 8. Summary of Comments Received and the Council’s Response

Respondent	Comments	Council Response
<p>Rachel Fletcher: Historic England</p>	<p>We welcome the appraisals and management plans for Aldershot West, Farnborough Street and South Farnborough conservation areas. It is clear that much work has gone into the production of these detailed and observant accounts of each area, and overall the documents are set out clearly, with helpful mapping, and are easy to navigate.</p> <p>We have only one recommendation for the documents, as suggested in our Advice Note 1 ‘Conservation Area Appraisal, Designation and Management’ (Second Edition), found on Page 17, Paragraph 38, which is that at the beginning of each, a short summary or statement of special interest is provided. This should be a distillation of all that the document sets out and which summarises why the conservation area is special and interesting, so that anyone looking to understand it easily can do so from this section. The other sections of the appraisal then go on to explain things in more granular detail.</p> <p>I hope that our feedback is useful, and if anything is unclear or you would like to talk through my letter, please do not hesitate to get in touch directly.</p>	<p>The adopted South Farnborough Conservation Area Appraisal and Management Plan includes a detailed introduction to the conservation area which sets out its historic significance. It includes an ‘area summary’ that summarises why the conservation area is considered to be special and interesting and which introduces its eight character sub-areas, which are then explored in greater detail in the following sections of the document.</p>
<p>Sharon Jenkins: Natural England</p>	<p>Thank you for your consultation request dated and received by Natural England on 29 August 2023.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p>	

Respondent	Comments	Council Response
	<p>Natural England is a statutory consultee in local and neighbourhood planning and must be consulted on draft development plans by the parish/town councils or neighbourhood forums where they consider that our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this conservation area appraisal.</p>	<p>Noted.</p>
<p>Christine Clarke</p>	<p>I moved into the South Farnborough Conservation Area in mid-2017 and have settled here happily. During the pandemic, I walked throughout the conservation area and enjoyed the trees, Osborne Road Park, the wide roads, attractive gardens and the range of late-Victorian and Edwardian houses with their many decorative features. I should very much like to maintain the character of this area.</p> <p>Your draft document of August 2023 mentions at Paragraph 3.25 ‘a proposed’ development at the corner of Cross Street and Osborne Road and states that it was used for light-industrial purposes. You are sadly out of date, as the plot has now been flattened, and the new housing is underway.</p> <p>The houses in the Etrick Court area are not attractive, but again if this area is to lose its conservation status, I hope that any replacements would fit in with the area, preserve the trees at this end of Cross Street and provide on-site parking.</p>	<p>Noted.</p> <p>The adopted South Farnborough Conservation Area Appraisal and Management Plan has been amended to correct this error.</p> <p>All planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. The Local Plan sets out detailed development management policies which are used to determine planning applications. Policy DE1, for example, requires all new development to ‘include high-quality design that respects the character and appearance of the local area’. The Local Plan also contains policies in respect of parking provision and tree preservation.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>It would be a great shame if Baveno House and Farren House were lost. They are attractive to look at, and their grounds and trees are pleasant. Originally designed for one family, these grand buildings have not been able to survive economically without being converted into flats or used as residences for the elderly. It would be wonderful if their facades, at least, could be retained or they could be put to an alternative use. My original thoughts when I read your proposed changes was that lots of flats would be built along Farnborough Road. I am concerned about increased traffic, problems with parking, increased demand on public services without sufficient funding to accommodate this, loss of trees and open spaces, and buildings detracting from the special character of this area. I hope that you prove me wrong.</p>	<p>Following the consultation, the Council commissioned independent heritage advice from Stephen Levrant Heritage Architecture to review the proposal to remove Farren House and Baveno House from the conservation area. Having regard to the consultants' report and recommendations, the Council subsequently decided that Farren House and Baveno House should remain within the conservation area.</p> <p>Conservation area designation does not prevent development. The Council has no control over the submission of planning applications and is required to determine any valid applications that are submitted. As noted above, planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. The Conservation Area Appraisal and Management Plan document, prepared to support the designation of South Farnborough Conservation Area, provides information on the significance of the conservation area, identifies threats to its special architectural or historic interest, and will be a material consideration in decision-making upon adoption.</p>
<p>Dr Clare Martin</p>	<p>The proposed changes seem reasonable.</p> <p>Just take care that any future building in the de-classified areas takes due note of:</p>	

Respondent	Comments	Council Response
	<p>The trees in the area;</p> <p>The amount of on-street parking already happening, which may come into play if there were to be an application for flats or properties with multiple occupancy, for example.</p>	<p>Trees in private ownership within the areas which will no longer be covered by conservation area designation have been surveyed. New Tree Preservation Orders (TPO 487 and TPO 488) were made in February 2025 and confirmed in April 2025 to protect trees of value in private ownership which were not already protected by a Tree Preservation Order.¹</p> <p>All planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. Any future planning application, whether within or outside the conservation area, would need to meet the requirements of the Local Plan in terms of parking provision.</p>
<p>L. Yates</p>	<p>I object to the proposed land being removed from the South Farnborough Conservation Area because:</p> <p>The buildings in those areas do have architectural value and provide a positive contribution to the appearance of the area, especially the Farren House and Baveno House villas. I do agree that, perhaps, the Telephone Exchange could be developed into something much more in keeping.</p>	<p>Following the consultation, the Council commissioned independent heritage advice from Stephen Levrant Heritage Architecture to review the proposal to remove Farren House and Baveno House from the conservation area. Having regard to the consultants' report and recommendations, the Council subsequently decided that Farren House and Baveno House should remain within the conservation area.</p>

¹ Available to view at <https://www.rushmoor.gov.uk/tpo>.

Consultation Statement

Respondent	Comments	Council Response
	<p>Removal of this protection could open the door to development that is not in keeping with the area.</p> <p>The current area follows a clear line (the A325) and to change this confuses the boundary of the conservation area.</p>	<p>Conservation area designation does not prevent development. All planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. The Local Plan requires all new development to make a positive contribution towards improving the quality of the built environment. Policy DE1, for example, requires all new development to 'include high-quality design that respects the character and appearance of the local area'.</p> <p>Noted.</p>
<p>Mr and Mrs Nigel Wilcox</p>	<p>We strongly disagree with your assessment for the proposed changes to one of the three areas under review.</p> <p>With regard to the two areas, facing Netley Street and Cross Street, these can be identified as having no architectural/historic interest; neither do these areas (petrol station and modern residential blocks of flats) make any particular contribution to the local character and appearance.</p>	<p>Support noted in respect of the removal of two areas from the conservation area.</p>

Respondent	Comments	Council Response
	<p>However, the third area, which includes the Farnborough Road-facing block occupied by the BT building and Farren and Baveno housing association buildings, is a different matter entirely. While the BT block is a semi-industrial building of no consequence as regards the architectural value or interest, the Farren and Baveno buildings comprise two significant period buildings, as well as very attractive landscaped gardens facing Farnborough Road. (There are also two modern accommodation blocks which are not of interest for the purpose of this note).</p> <p>These two late-nineteenth-/early-twentieth-century buildings most definitely have architectural and historic interest; they do make a positive contribution to the local character and appearance.</p> <p>Our concern is that removing these buildings from the conservation area designation would open the door to further intensive development up to and including demolition of the existing structures, which would thus be lost forever, and using the extensive grounds currently providing a garden aspect to serve as base for additional modern building structures.</p> <p>Since access to the Farren and Baveno complex is now adequately provided from Reading Road (which is a cul-de-sac to Farnborough Road), the flow of traffic is restricted to local residents. If the area were to be more intensively developed, it is feasible to envisage that the access would need to be enhanced by means of re-opening the end of Reading Road, which would create substantial additional through-traffic and parking.</p>	<p>Following the consultation, the Council commissioned independent heritage advice from Stephen Levrant Heritage Architecture to review the proposal to remove Farren House, Baveno House and the Telephone Exchange from the conservation area. Having regard to the consultants' report and recommendations, the Council subsequently decided that Farren House and Baveno House should remain within the conservation area.</p> <p>However, the Telephone Exchange building has no architectural or historic interest and does not warrant inclusion within the conservation area. National planning policy is clear that the concept of conservation should not be devalued through the designation of areas that lack special interest.</p> <p>The purpose of conservation area designation is not to prevent development. Change is inevitable, and the Council, as the local planning authority, seeks to manage change in a way that conserves and enhances the character and appearance of historic areas. All planning applications, whether within or outside conservation areas, are determined in accordance with the adopted Rushmoor Local Plan, unless material considerations indicate otherwise.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>The access to the BT block, similarly, is adequately provided from Reading Road. In the event of re-development and intensification of use, similar concerns emerge – the need to open the cul-de-sac closure and additional traffic and parking.</p> <p>The significantly different outlook would most definitely affect properties adjoining both the BT and the Farren and Baveno complex should these negative changes take effect.</p> <p>In summary, we wish to state that we object to the removal of the third block (BT and Farren and Baveno complex) from the protection of the conservation area.</p>	<p>As noted above, planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. Policy DE1 of the Local Plan requires all new development to ‘include high-quality design that respects the character and appearance of the local area’. Should any future development arise, it would also need to take into account the relationship with the adjoining conservation area.</p> <p>Noted.</p>
<p>Patrick Thomas</p>	<p>Further to your proposals to remove zones from the South Farnborough Conservation Area, I would like to make the following contribution:</p> <ol style="list-style-type: none"> 1. No objection to Kwik-Fit and petrol filling station removal; 2. Objection to Baveno House and Farren House removal on the grounds that these buildings are architecturally significant and need protection from development; 	<p>Support noted.</p> <p>Following the consultation, the Council commissioned independent heritage advice from Stephen Levrant Heritage Architecture to review the proposal to remove Farren House and Baveno House from the conservation area. Having regard to the consultants’ report and recommendations, the Council subsequently decided that Farren House and Baveno House should remain within the conservation area.</p>

Respondent	Comments	Council Response
	<p>3. Objection to Ettrick Court removal on the grounds that any future development or re-development should be made within the requirements of its conservation area status.</p> <p>Should Ettrick Court be removed in any case, I would like to see TPOs placed on all mature trees on the site (especially a rather nice copper beech in the garden of 6 Ettrick Court).</p>	<p>Ettrick Court has no architectural or historic merit and does not warrant inclusion within the conservation area. National planning policy is clear that the concept of conservation should not be devalued through the designation of areas that lack special interest.</p> <p>The purpose of conservation area designation is not to prevent development. Change is inevitable, and the Council, as the local planning authority, seeks to manage change in a way that conserves and enhances the character and appearance of historic areas. Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. Should any future development arise, it would need to take into account the relationship with the adjoining conservation area.</p> <p>Trees in private ownership within the areas which will no longer be covered by conservation area designation have been surveyed. New Tree Preservation Orders (TPO 487 and TPO 488) were made in February 2025 and confirmed in April 2025 to protect trees of value in private ownership which were not already protected by a Tree Preservation Order.</p>

Consultation Statement

Respondent	Comments	Council Response
Pete Jeans	<p>Regarding Sub-Area 8, I disagree with the conclusions (the area north of Reading Road). In particular, Farren House and Baveno House should be retained within the conservation area.</p>	<p>Following the consultation, the Council commissioned independent heritage advice from Stephen Levrant Heritage Architecture to review the proposal to remove Farren House and Baveno House from the conservation area. Having regard to the consultants' report and recommendations, the Council subsequently decided that Farren House and Baveno House should remain within the conservation area.</p>
Peter and Jane Wyse	<p>Thank you for the opportunity to comment on the review of the South Farnborough Conservation Area.</p> <p>We visited the Concorde Room drop-in session on 26 September and had a discussion with your colleagues.</p> <p>Although some of the current buildings within the proposed areas may have little or no architectural or historic interest, we do not support their removal from the South Farnborough Conservation Area for the following reasons:</p> <ul style="list-style-type: none"> • Once areas are removed from the South Farnborough Conservation Area, the planning permissions applicable to a conservation area are then not in place for future development. 	<p>The purpose of conservation area designation is not to prevent development. All planning applications are determined in accordance with the adopted Rushmoor Local Plan, unless material considerations indicate otherwise. The Local Plan requires all new development to make a positive contribution towards improving the quality of the built environment and sets out detailed development management policies which are used to determine planning applications. Policy DE1, for example, requires all new development to 'include high-quality design that respects the character and appearance of the local area'.</p>

Respondent	Comments	Council Response
	<ul style="list-style-type: none"> Trees are offered a higher degree of protection within the conservation area. <p>The reasons why the areas should remain within the conservation area are:</p> <ul style="list-style-type: none"> We consider that Farren House does have architectural and historic interest, although there have been some alterations to the windows over the years. And because of the significant size of plot, the strictest possible planning regulations need to be in place. 	<p>Conservation area designation does not prevent the removal of trees. Trees in a conservation area that are not protected by a Tree Preservation Order are protected by the provisions of Section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the Council, as the local planning authority, six weeks before carrying out certain works to such trees, unless certain exceptions apply. This notice period gives the Council an opportunity to consider the proposed works and whether the tree should be protected by a Tree Preservation Order.</p> <p>Trees in private ownership within the areas which will no longer be covered by conservation area designation have been surveyed. New Tree Preservation Orders (TPO 487 and TPO 488) were made in February 2025 and confirmed in April 2025 to protect trees of value in private ownership which were not already protected by a Tree Preservation Order.</p> <p>Following the consultation, the Council commissioned independent heritage advice from Stephen Levrant Heritage Architecture to review the proposal to remove Farren House and Baveno House from the conservation area. Having regard to the consultants' report and recommendations, the Council subsequently decided that Farren House and Baveno House should remain within the conservation area.</p>

Respondent	Comments	Council Response
	<ul style="list-style-type: none"> • Baveno House, Neelem and Kashmir Courts, although of more modern construction and with their surrounding trees, sit well within the conservation area. And because of the significant size of plot, the strictest possible planning regulations need to be in place. • The Telephone Exchange, being low-lying and screened by mature trees from view, also sits well within the conservation area. It could be argued that this mid-twentieth-century construction is of interest. • Ettrick Court is surrounded by properties which are very much in the conservation area and are surrounded by trees. And because of the significant size of plot, the strictest possible planning regulations need to be in place. • As above, the area occupied by the tyre-fitting and other motor-related uses are surrounded by properties which are very much in the conservation area. And because of the significant size of plot, the strictest possible planning regulations need to be in place. <p>In conclusion, if these proposed areas are removed from the conservation area, with the continual apparent relaxation of building regulations, what could come next? We do not support the removal of these areas from the conservation area.</p>	<p>However, Neelem Court, Kashmir Court, the Telephone Exchange, Ettrick Court, and the area occupied by the tyre-fitting and other motor-related uses have no architectural or historic merit and do not warrant inclusion within the conservation area. National planning policy is clear that the concept of conservation should not be devalued through the designation of areas that lack special interest.</p> <p>As noted above, all planning applications are determined in accordance with the adopted Rushmoor Local Plan, unless material considerations indicate otherwise.</p>

Respondent	Comments	Council Response
<p>Ro Ali</p>	<p>I wish to formally object to the proposed changes, in terms of the removal of the Telephone Exchange (Paragraph 5.14) and the Farren House and Baveno House complex at the west end of Reading Road (Paragraph 5.15).</p> <p>Farren House and Baveno House may have changed from their original designs but still maintain character and heritage.</p> <p>By removing these properties from the conservation area, the property owners are much more at liberty for redeveloping these properties and to be NOT kept under the current stringent conservation area restrictions.</p>	<p>Following the consultation, the Council commissioned independent heritage advice from Stephen Levrant Heritage Architecture to review the proposal to remove Farren House, Baveno House and the Telephone Exchange from the conservation area. Having regard to the consultants' report and recommendations, the Council subsequently decided that Farren House and Baveno House should remain within the conservation area.</p> <p>However, the Telephone Exchange building has no architectural or historic interest and does not warrant inclusion within the conservation area. National planning policy is clear that the concept of conservation should not be devalued through the designation of areas that lack special interest.</p> <p>The purpose of conservation area designation is not to prevent development. Change is inevitable, and the Council, as the local planning authority, seeks to manage change in a way that conserves and enhances the character and appearance of historic areas. All planning applications, whether within or outside conservation areas, are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. It is also important to note that some forms of development do not require planning permission; these are known as permitted development rights. Such development can erode the character and appearance of a conservation area through incremental change.</p>

Consultation Statement

Respondent	Comments	Council Response
<p>Sarah Dhanjal</p>	<p>I would like the following comments to be considered in the consultation.</p> <p>The tumuli at Cockadobby Hill/Queen’s Roundabout and Albert Road suggest prehistoric landscape use. These are above-ground scheduled ancient monuments and are therefore protected in their own right. However, there is potential for archaeological remains in this area and the possibility that the sites link to a wider archaeological/prehistoric landscape. The conservation area appraisal should acknowledge the archaeological remains in this area. At present, Queen’s Roundabout is within the boundary, but Albert Road is not.</p>	<p>The tumuli at Cockadobby Hill and Albert Road are scheduled monuments and are legally protected under the Ancient Monuments and Archaeological Areas Act 1979.</p> <p>The adopted South Farnborough Conservation Area Appraisal and Management Plan has been amended to reference the Cockadobby Hill bowl barrow.</p> <p>Albert Road is not considered to merit inclusion within the conservation area. As noted above, the bowl barrow on Albert Road has existing legal protection as a scheduled monument.</p> <p>All planning applications are determined in accordance with the development plan (the adopted Rushmoor Local Plan), unless material considerations indicate otherwise. The Local Plan includes a dedicated policy for archaeology (Policy HE4). Recognising that ‘new sites of archaeological remains are discovered all the time’, it aims to protect, enhance and preserve sites of archaeological interest and to guide development proposals which may affect them.</p>
<p>Scott Washington</p>	<p>I vote against the proposal to change the boundary.</p>	<p>Noted.</p>

Respondent	Comments	Council Response
<p>Shafina Chowdhury</p>	<p>I wish to formally object to the proposed changes, in terms of the removal of the Telephone Exchange (Paragraph 5.14) and the Farren House and Baveno House complex at the west end of Reading Road (Paragraph 5.15).</p> <p>Farren House and Baveno House may have changed from their original designs but still maintain character and heritage.</p> <p>By removing these properties from the conservation area, the property owners are much more at liberty for redeveloping these properties and to be NOT kept under the current stringent conservation area restrictions.</p>	<p>Following the consultation, the Council commissioned independent heritage advice from Stephen Levrant Heritage Architecture to review the proposal to remove Farren House, Baveno House and the Telephone Exchange from the conservation area. Having regard to the consultants' report and recommendations, the Council subsequently decided that Farren House and Baveno House should remain within the conservation area.</p> <p>However, the Telephone Exchange building has no architectural or historic interest and does not warrant inclusion within the conservation area. National planning policy is clear that the concept of conservation should not be devalued through the designation of areas that lack special interest.</p> <p>The purpose of conservation area designation is not to prevent development. Change is inevitable, and the Council, as the local planning authority, seeks to manage change in a way that conserves and enhances the character and appearance of historic areas. All planning applications, whether within or outside conservation areas, are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. It is also important to note that some forms of development do not require planning permission; these are known as permitted development rights. Such development can erode the character and appearance of a conservation area through incremental change.</p>

Respondent	Comments	Council Response
<p>Su Jenkins</p>	<p>I strongly disagree with your assessment for the proposed changes to one of the three areas under review.</p> <p>My interest is in Reading Road and the Farnborough Road-facing block occupied by the BT building and the Farren and Baveno housing association buildings.</p> <p>While the BT block is a semi-industrial building of no consequence as regards the architectural value or interest, the Farren and Baveno buildings are comprised of two significant period buildings, as well as very attractive landscaped gardens facing Farnborough Road. (There are also two modern accommodation blocks which are not of interest for the purpose of this note).</p> <p>These two late-nineteenth-/early-twentieth-century buildings most definitely have architectural and historic interest; they do make a positive contribution to the local character and appearance.</p> <p>When I bought my house, I was struck by the lovely Baveno House and Farren House and Ferneberga House all having the same lovely red brick. I cannot believe that you would think that these buildings were not significant. At the consultation, you said that significant changes had been made to these buildings, but although you have apparently ordered the occupants of Ferneberga House to restore the sign (rather than 'Pure Offices'), you apparently have not done so in regard to Baveno House and Farren House.</p>	<p>Following the consultation, the Council commissioned independent heritage advice from Stephen Levrant Heritage Architecture to review the proposal to remove Farren House and Baveno House and the Telephone Exchange from the conservation area. Having regard to the consultants' report and recommendations, the Council subsequently decided that Farren House and Baveno House should remain within the conservation area.</p> <p>However, the Telephone Exchange building has no architectural or historic interest and does not warrant inclusion within the conservation area. National planning policy is clear that the concept of conservation should not be devalued through the designation of areas that lack special interest.</p> <p>It is important to note that some forms of development do not require planning permission; these are known as permitted development rights. Such development can erode the character and appearance of a conservation area through incremental change.</p>

Respondent	Comments	Council Response
	<p>My concern is that removing these buildings from the conservation area designation would open the door to further intensive development up to and including demolition of the existing structures, which would thus be lost forever, and using the extensive grounds currently providing a garden aspect to serve as base for additional modern building structures.</p> <p>Since access to the Farren and Baveno complex is now adequately provided from Reading Road (which is a cul-de-sac to Farnborough Road), the flow of traffic is restricted to local residents. If the area were to be more intensively developed, it is feasible to envisage that the access would need to be enhanced by means of re-opening the end of Reading Road, which would create substantial additional through-traffic and parking.</p> <p>The access to the BT block, similarly, is adequately provided from Reading Road. In the event of re-development and intensification of use, similar concerns emerge – the need to open the cul-de-sac closure and additional traffic and parking.</p> <p>The significantly different outlook would most definitely affect properties adjoining both the BT and the Farren and Baveno complex should these negative changes take effect.</p>	<p>The purpose of conservation area designation is not to prevent development. Change is inevitable, and the Council, as the local planning authority, seeks to manage change in a way that conserves and enhances the character and appearance of historic areas. All planning applications, whether within or outside conservation areas, are determined in accordance with the adopted Rushmoor Local Plan, unless material considerations indicate otherwise.</p> <p>As noted above, planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. Policy DE1 of the Local Plan requires all new development to ‘include high-quality design that respects the character and appearance of the local area’. Should any future development arise, it would also need to take into account the relationship with the adjoining conservation area.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>In summary, I wish to state that I object to the removal of the third block (BT and Farren and Baveno complex) from the protection of the conservation area.</p>	<p>Noted.</p>
<p>Tim Down</p>	<p>I understand that the only point of a conservation area is to make it a legal requirement to apply for planning permission before demolishing starts. This is to stop the indiscriminate demolition of buildings, walls etc. that are part and parcel of the look and feel of the place. Therefore, who is going to object to the removal of Ettrick Court or the car wash or indeed several other later-twentieth-century properties in the South Farnborough Conservation Area. I will, however, be very disappointed to see the demolition of the fine frontages of Baveno House and Farren House, which were built to impress the passing royals on their way to Aldershot.</p> <p>It seems to me that if these areas were kept in the conservation area, it would be incumbent on the developer to build something more in keeping with the look of the Victorian and Edwardian times.</p>	<p>Following the consultation, the Council commissioned independent heritage advice from Stephen Levrant Heritage Architecture to review the proposal to remove Farren House and Baveno House from the conservation area. Having regard to the consultants' report and recommendations, the Council subsequently decided that Farren House and Baveno House should remain within the conservation area.</p>

Respondent	Comments	Council Response
	<p>The conservation area came about because of a campaign by local residents who were shocked by the demolition of houses in Southampton Street. The outcome was several nice homes designed to fit in with the look of the houses that were destroyed. The only advantage for removal of the blue areas is to enable someone to make a bigger profit building a simple block of (human hutches) flats.</p> <p>The whole point of conservation is to improve, not chop bits off to make it look like you are doing something.</p>	<p>Conservation area designation does not prevent development. The Council has no control over the submission of planning applications and is required to determine any valid applications that are submitted. Planning applications are determined in accordance with the development plan (the Rushmoor Local Plan), unless material considerations indicate otherwise. The Conservation Area Appraisal and Management Plan document, prepared to support the designation of South Farnborough Conservation Area, provides information on the significance of the conservation area, identifies threats to its special architectural or historic interest, and will be a material consideration in decision-making upon adoption.</p> <p>Conservation areas are a heritage designation guided by the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act requires local planning authorities to identify areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The Act also places a duty upon local planning authorities to review their conservation areas from time to time.</p> <p>A draft character appraisal was prepared as part of the consultation to identify and explore the different character areas within the conservation area. It concluded that significant parts of the conservation area do not demonstrate special architectural or historic interest. National planning policy is clear that the concept of conservation should not be devalued through the designation of areas that lack special interest.</p>

Consultation Statement

Respondent	Comments	Council Response
		It is important to note that some forms of development do not require planning permission; these are known as permitted development rights. Such development can erode the character and appearance of a conservation area through incremental change.

Appendix 9. External Consultants' Advice Note



2.4 South Farnborough CAAMP: Baveno House and Farren House



Figure 13: South Farnborough Conservation Area (Source: South Farnborough CAAMP)



Figure 14: Baveno House shown in blue, Farren House shown in green, with the Conservation Area boundary shown in red.

Local Authority Proposal: Remove the complex from the Conservation Area.

Objections:

- Both Baveno House and Farren House should be retained within the Conservation Area to ensure that they are not redeveloped.
- They are of historic and architectural interest, despite some alteration, and sit within landscaped gardens.

Discussion:

The Draft CAAMP proposes to remove the two northernmost villas, Baveno and Farren House on the basis that they have been significantly altered, and their setting compromised by the erection of three accommodation blocks on the site, constructed in the 1970s. These 1970s buildings are of no historic or architectural interest and they sit behind the principal buildings, rather than blocking views of them. Baveno and Farren Houses have had windows altered, with poor paintwork and surface clutter – alarm boxes, wiring etc. However, as can be seen from Figures 15 and 16, they are still well presented, with a significant amount of historic design detail remaining – including barge boarding, cupola roofs, chimneys and stone/brick detail. Their architectural forms have not been altered beyond recognition, indeed they are still clearly buildings of high quality, and as a group they illustrate the development of the area.



Figure 15: Farren House, with an additional accommodation block seen to the left.



Figure 16: Baveno House

The Conservation Area is inextricably linked to the arrival of the army in 1854. In establishing the first major military training establishment in the country, a newly arrived population required housing. The land on which the Conservation Area sits was lightly wooded heathland to the south of Farnborough Village. By the 1860s this land was up for sale for army officers and their families. Two property companies were formed to purchase land and build houses to be leased to the military – the Farnborough and Aldershot Freehold and Ground Rent Society Ltd (1863), and the Farnborough Cottage Company. The principal roads were laid out in 1874, with construction then proceeding gradually. Baveno and Farren Houses are representative of this phase of Farnborough's development and have significant historic association with the late nineteenth century/early twentieth century development and road layout of the Conservation Area.

Both buildings are good examples of Edwardian Queen Anne Revival, detached villas, with a number of interesting architectural features that set them apart, such as hung tiles, curled pedimented gables, bay windows, little balconies and interesting roof forms (see Figures 15 and 16). They are rich in architectural detail which elevates

Consultation Statement

them above the more pedestrian semi-detached houses in the area, which at the same time reflecting a substantial number of other elements in the Conservation Area in age, style and materials. While it is true that their setting has been compromised by the accommodation blocks to the rear, these were already in place when the Conservation Area was designated in 1987, and as such this is not a factor for consideration. The poor alterations to the houses themselves are unfortunate, but the buildings still contribute positively to the Conservation Area and sit within their original plots.

The houses, as a group together, contribute to the character of the area, and illustrate the development of Farnborough in a period where housing development was at its peak. They are of high architectural quality, and this has not been eroded to a point where they are no longer recognisable or significant. Overall, they are considered to make a positive contribution to the wider Conservation Area.

Recommendation: Retain in the Conservation Area. An Article 4 Direction could limit further erosion of character of the buildings and it is recommended that this is introduced to restrict some permitted development rights.

2.5 South Farnborough CAAMP: Ettrick Court and Telephone Exchange



Figure 17: Map showing Ettrick Court marked out in green, the Telephone Exchange marked out in blue, with the Conservation Area boundary in red.

Proposed: Remove from Conservation Area due to lack of architectural and historic value and is not in keeping with the Conservation Area.

Objection:

- *Any future redevelopment may cause harm to the Conservation Area.*

Discussion:

Ettrick Court comprises two rows of three-storey terraced townhouses, dating from the 1970s, with attached front garages facing a concrete parking area (Figure 18). The development replaced a single, large villa which once would have had views across the common (now Farnborough Airport).

The development is of typical 1970s residential design – possibly by the Council or small developer - they are of red/brown brick, with timber-clad spandrels, horizontally-banded windows and cement tile-covered pitched roofs. The windows all appear to uPVC replacements. They are not associated with any known architect. The setting of the two terraces is unkempt and of low quality. Ettrick Court does not meet the requirements set out by Historic England, and while there may be justifiable concern regarding any redevelopment, the proximity to the Conservation Area and the impact on its setting will have to be considered for any development proposals going forward.



Figure 18: Ettrick Court west side.

Consultation Statement

The Telephone Exchange is a mid-20th century structure of no architectural quality or historic significance. It does not reflect the architectural age or style of the wider Conservation Area, nor does it contribute positively. While there may be some argument that its retention will enable future development to be carefully managed, the proximity to the Conservation Area and the impact on its setting will have to be considered for any development proposals going forward, as with Ettrick Court.



Figure 19: The Telephone Exchange (Source: South Farnborough CAAMP)

Recommendation: Remove both from the Conservation Area.

Appendix 10. Letter to Owners/Occupiers of Farren House and Baveno House

Contact Mrs Anna Lucas
Email anna.lucas@rushmoor.gov.uk
Date 12th September 2024
Our Ref SFCA

**IMPORTANT –THIS COMMUNICATION AFFECTS YOUR PROPERTY
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

To

South Farnborough Conservation Area Review

We are currently undertaking a review of the South Farnborough Conservation Area, and initially the proposal was to remove Farren and Baveno House from the Conservation Area. However, following a public consultation and external heritage advice, we are now proposing that Farren and Baveno House will remain in the Conservation Area. Please see the proposed boundary on the map enclosed.

A decision on the final South Farnborough Conservation Area boundary is due to be made at the Council's Cabinet meeting on the **15th** October 2024. Once adopted you will be formally notified.

Therefore, this letter is for information only and there will be no change to the current restrictions in place due to the conservation area. However, if you have any queries, please contact me by email, as noted above, before the **4th** October 2024.

Yours faithfully,

Mrs Anna Lucas
For and on behalf of Mr Tim Mills
Executive Head of Property and Growth

Enc....

