

# **Cargate Conservation Area Management Plan and Character Appraisal**

## **Consultation Statement**

### **Persons consulted as part of the Consultation**

The draft Cargate Conservation Area Appraisal and Management Plan was subject to six weeks' public consultation between the 31<sup>st</sup> January 2020 and the 13<sup>th</sup> March 2020. 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 documents were promoted via a press release (Appendix 1), which two local media outlets utilised (Appendix 2). The consultation was also advertised extensively on the Council's website (Appendix 3). In addition, posters publicising the online consultation were displayed at around 40 locations in local parks and community noticeboards (Appendix 4), and leaflets were delivered to all residential properties within the current Cargate Avenue conservation area (Appendix 5).

Representations were invited via email or via post.

### **Consultation emails**

The Council notified all those registered on the Rushmoor Local Plan consultation database. The database covers a wide range of stakeholders including local residents, businesses, statutory bodies such as Historic England and civic groups such as the Farnborough Society and Aldershot Civic Society. In total, there are approximately 155 contacts on the database, and all were contacted via email requesting their comments on the documents (see Appendix 6).

### **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 at <https://www.rushmoor.gov.uk/planningpolicyconsultations>

### **Consultation events**

Two public consultation events were carried out on the 25<sup>th</sup> and the 26<sup>th</sup> February 2020. One of these events was within the Cargate Conservation area, and the other a 5-minute walk away from Aldershot Military Conservation area (Appendix 7).

At these two events several display boards were available for the public which provided summary information on the documents which were being consulted upon. Council officers were also available to answer any questions. The public were encouraged to complete the supplied feedback form, or to email to policy email address with any comments. The estimated attendance for these two events was 90 people.

From the 27<sup>th</sup> February the six display boards that provided a summary information of the consultation, were exhibited in the reception of Rushmoor Borough Council.

## Summary of the main issues raised and officer responses

We received 14 responses relating to the Cargate Conservation Area Appraisal and Management Plan with most of the comments received focusing on the proposed boundary changes (i.e. areas to be removed from the conservation area).

### Issue 1 – Removal of specific areas from the Conservation Area

Whilst there was some support for the proposed changes and some support for the removal of specific parts of the Conservation Area (Upper Elms Road and Cargate Terrace), however the majority of the comments concerned the de-designation of Upper Elms Road, Vine Street and Lysons Road and Ayling Lane and Church Lane West.

Issue 1 - Officer Response: The Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69(1)&(2), states that Conservation Areas should be designated and be subject to periodic reviews. This process is to assess the justification for designation and the validity of the current boundaries in association with any subsequent development that could have affected the quality of the area.

The eligibility for inclusion within a designated conservation area is sited in The Planning (Listed Buildings and Conservation Areas) Act 1990, S69(1) “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

The National Planning Policy Framework (2019) states that *‘when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest’.*

**Upper Elms Road, Vine Street and Lysons Road:** The draft Character Appraisal identified that in the area consisting of Upper Elms Road, Vine Street and Lysons Road, most of the buildings have been altered or modified. This includes replacement windows which have not used the original openings, bringing recessed doors forward to the level of the front elevation as well as removing original boundary walls. Whilst the streets reflect the different ranks of the soldiers which the hierarchy of streets were built to house, the primary character of this area has been superseded by modern additions. Integral character features such as the traditional window openings, the boundary walls and red brick work have been modified so that the buildings are individual in character rather than following a traditional pattern or form. We consider that as a result of these changes the area in question does not justify conservation area status as it lacks special architectural or historic interest. The boundary of the conservation area has therefore been amended to exclude these areas.

**Church lane and Ayling Lane:** The draft Character Appraisal identified that Church Lane and Ayling Lane are separated from the core of the Conservation Area and that due to the topography there are no views in or out of the conservation area. In addition, there is evidence of infill development that do not add to the architectural or historic character of the area.

The concerns raised predominantly relate to the potential impact of de-designation on Ayling House (a nationally listed Grade II property) and other period features within the area including Ayling Barn and the Cast Iron lamp Standard at the junction of Ayling Lane (both of which are both locally listed heritage assets). It is important to note that Conservation Areas protect the historic character of an area rather than a single property. They cover a wider geographical area, focussing on places of special character, appearance and communal value. As the core historic features of this area are already protected by legislation the boundary change is justified.

One respondent expressed concern that Church Lane West and Ayling Lane are historic routes into the Cargate Conservation Area and that a number of the properties within this area belonged to wealthy shop owners in Aldershot which were part of the success of the town in the 19<sup>th</sup> and 20<sup>th</sup> centuries. As shown on the old maps of the area, quite a few roads within Aldershot have been used historically. The designation of a conservation area is for the preservation of the historic character and setting of a place, if these features are not evident Conservation Area status is not justified.

## **Issue 2 – Extending the Conservation Area**

One respondent suggested extending the conservation to include all of Ayling Lane, Cranmore Lane and Rowhill Copse.

Issue 2 - Officer Response: No evidence has been submitted to demonstrate the special architectural or historic interest of the areas suggested for inclusion in the Conservation Area, or how they relate to the Cargate Conservation Area.

The National Planning Policy Framework (2019) states that *‘when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest’.*

## **Issue 3 – Terminology**

One respondent raised concern, that policy words like “acceptable” and “sympathetic” are wide open to interpretation.

Issue 3 - Officer Response: These terms are widely used general terms to explain references to preserving or enhancing the character or appearance in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Further information on the comments received and how they have been addressed is contained in Appendix 8 of this document.

## Adoption

It is officers view that no substantive objections to the Cargate Conservation Area Character Appraisal and Management Plan have been received during the consultation. Minor modifications have been made to the Character Appraisal and Management Plan (as detailed in Appendix 8) to address some of the comments received.

Therefore, in accordance with the Councils [Cabinet decision on the 16<sup>th</sup> December 2019](#) *'the Head of Economy, Planning and Strategic Housing, in consultation with the Planning and Economy Portfolio Holder, is authorised to make factual and/or non-substantive minor amendments to the documents prior to consultation and adoption'*.

The Cargate Conservation Area Character Appraisal and Management Plan was adopted on 22 December 2020 .

## **Council seeks views on conservation areas and locally listed heritage assets**

Local people are being asked to give their views on proposed changes to two of Aldershot's conservation areas.

Rushmoor Borough Council has started a programme to review all of its conservation areas, beginning with the Cargate and Aldershot military conservation areas.

It is proposing to make a number of changes to both conservation areas and has launched a consultation to hear what people think of the plans.

The reviews are part of the council's overall aim to protect and improve the heritage and character of Aldershot and Farnborough and build on the policies in the Rushmoor Local Plan.

To run alongside the reviews, the council is also consulting on its draft Locally Listed Heritage Assets supplementary planning document (SPD). This document sets out how the council will identify buildings and structures of local importance and the procedure for adding them to its local list. The document also identifies the relevant conservation principles which apply to these buildings and structures.

Both consultations started on Friday 31 January and will run until 5pm on Friday 13 March.

In Cargate, the council is proposing to change the boundaries of the conservation area. This would remove areas that do not reflect, or add to, the historic character of the area. Overall, the conservation area would be smaller, but more focused.

The Aldershot military conservation area takes account of the redevelopment of the military town and is aimed at looking to the future. Under the proposed changes, parts of the new Wellesley development would be included and other buildings, such as the Centre for Health, Army Careers Centre, Early Years Centre and military housing, would be removed.

In both areas, the council has also made Article 4 directions. These are aimed at protecting the character and heritage of the conservation areas. They remove some permitted development rights from properties and mean that if residents want to make certain changes to their homes, they may need to get planning permission first. The directions are effective immediately but will expire in six months unless the council decides to make them permanent. A consultation on the directions runs alongside the reviews.

The consultation on the draft Locally Listed Heritage Assets SPD asks people to consider if there are any buildings or structures they would like to see added - or removed - from the local list.

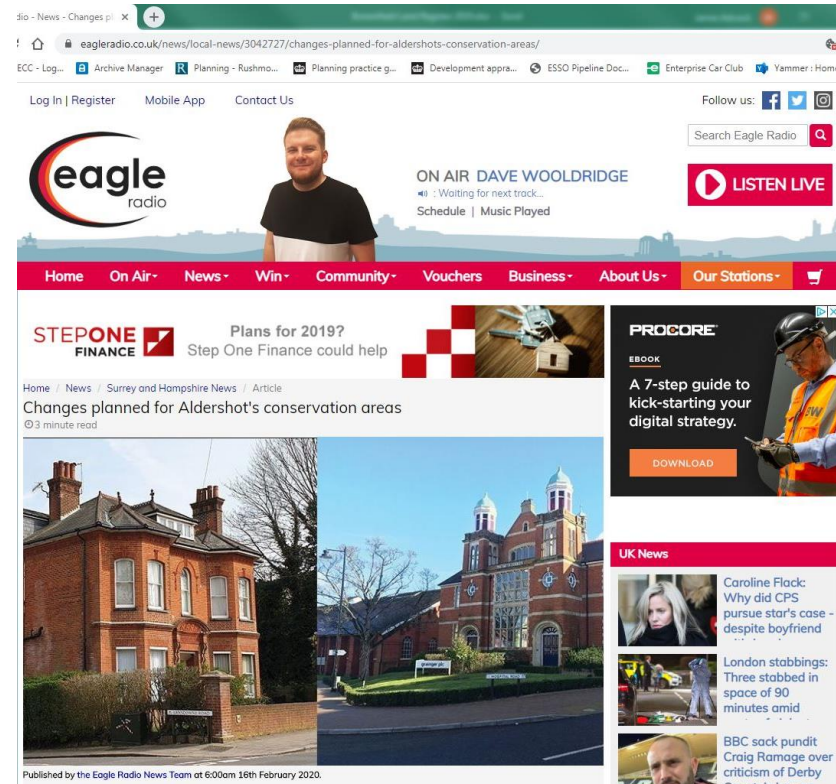
As well as finding out more and making comments on the council's website, local people will be able to give their views at two drop-in sessions. These will be:

- Cargate conservation area: Tuesday 25 February, 2.30pm to 7.30pm, at Aldershot Baptist Church, Upper Elms Road
- Aldershot military conservation area: Wednesday 26 February, 2.30pm to 7.30pm, at Princes Hall

Councillor Marina Munro, Cabinet member for Planning and Economy at Rushmoor Borough Council, said: "Our conservation areas play an important role in maintaining the heritage and character of our towns. A lot has changed since we last reviewed them and our aim is that the changes we are proposing now will continue to protect, but also improve, the nature of these areas for future generations. The draft Locally Listed Heritage Assets supplementary planning document complements this work, and we hope people will take the time to look at the proposals in the consultations and give their views."

The consultations will be available on the council's [Planning policy consultations](#) web page until Friday 13 March.

## Appendix 2 – Media coverage



Left – Aldershot News and Mail front page (Wednesday 19<sup>th</sup> February)

Right – Coverage and Eagle Radio website news pages

## Appendix 3 Examples of promotion on the Councils website

<b>You are in Planning</b>
<b>Planning policies</b>
The Rushmoor Local Plan
Supplementary planning documents and advice notes
<b>Get involved in developing our planning policies</b>
Statement of Community Involvement
<b>Planning policy consultations</b>
Community Infrastructure Levy and planning obligations
National, regional and county planning policy documents
Neighbourhood planning
Former local plans and policies

### Planning policy consultations

We are consulting on the draft home improvements and extensions supplementary planning document (SPD).

#### Current consultations

##### Draft home improvements and extensions supplementary planning document (SPD)

The home improvements and extensions SPD provides further guidance to householders on how to deal with design and amenity issues when making home improvements such as extensions, loft conversions, building a new outbuilding or erecting a new boundary.

It is intended to help people seeking planning permission for home improvements but it also provides useful information on design and amenity where planning permission is not needed.

By 'amenity', we mean daylight, privacy, peace and quiet as well as useful features such as bin and cycle storage.

The SPD supports the implementation of [Local Plan](#) Policy DE1: Design in the Built Environment.

You can read the draft home improvements and extensions SPD and supporting documents below.

You can find where to view hard copies of the documents in the statement of matters and availability.

- [Draft home improvements and extensions SPD \(446kb\)](#)
- [Statement of matters and availability \(116kb\)](#)
- [Strategic environmental assessment \(SEA\) / habitats regulations assessment \(HRA\) screening assessment \(271kb\)](#)

#### Have your say

##### Online survey

Our [online survey about our draft home improvements and extensions SPD](#) will only take a few minutes and includes questions about how useful and clear you find the SPD.

You can also send us your comments in any of the following ways.

##### By email

[planningpolicy@rushmoor.gov.uk](mailto:planningpolicy@rushmoor.gov.uk)

##### By post

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

##### Closing date for comments

The closing date for comments is 5pm on Friday 6 December.

#### Related documents

- [Draft home improvements and extensions SPD \(446kb\)](#)
- [Reg 12 Statement of matters and availability \(116kb\)](#)
- [Home Improvements and extensions SPD - SEA HRA screening final \(271kb\)](#)

▶ [Help with PDF documents](#)

#### Related links

▶ [Do I need planning permission?](#)

#### Contacts

Planning policy  
[planningpolicy@rushmoor.gov.uk](mailto:planningpolicy@rushmoor.gov.uk)  
Tel: 01252 398735  
▶ [View full details](#)

#### Share this page

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- [Reddit](#)
- [Tumblr](#)



### Conservation area reviews

We'd like your views on the Cargate and Aldershot military conservation areas.

▶ Read more about Conservation area reviews



Conservation area reviews

Our vacancies

Southwood Country Park

Aldershot and Farnborough

#### Latest news



#### Payment problems

We are having problems with our payment system today ...

#### Council seeks views on conservation areas and locally listed heritage assets

Local people are being asked to give their views on ...

▶ See all news stories

#### In my area

Please enter your details below to find information about your area

Enter house number

Enter postcode

Search

▶ Don't know your postcode?



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Pay for it			
	Council tax	Parking fine	Planning fees
Apply for it			
Report it			
	Garden waste recycling	Business rates	Invoices

▶ See all online services

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#### Top tasks

- ▶ Bin collections
- ▶ Planning
- ▶ Looking for a home
- ▶ Council tax
- ▶ Leisure facilities
- ▶ Registering to vote
- ▶ Jobs
- ▶ नेपालीमा जानकारी

#### Contact us

## Appendix 4 – Poster



**Protecting and improving  
our local heritage**  
We want your views



- Tell us what you think about our proposed changes to Aldershot's Cargate and military conservation areas
- Put forward a building to be added to our list of local heritage assets

**Visit our public drop-in sessions:**

- **Cargate conservation area**  
Aldershot Baptist Church, Upper Elms Road - Tuesday 25 February, 2.30pm to 7.30pm
- **Aldershot military conservation area**  
Princes Hall - Wednesday 26 February, 2.30pm to 7.30pm

Find out more at: [www.rushmoor.gov.uk/planningpolicyconsultations](http://www.rushmoor.gov.uk/planningpolicyconsultations)

**Closing date for comments: Friday 13 March, 5pm**



**RUSHMOOR**  
BOROUGH COUNCIL

## Appendix 5 – Leaflet



**Protecting and improving  
our local heritage**  
We want your views



### **We're reviewing the Cargate and Aldershot military conservation areas and we'd like your thoughts**

Under our proposals:

- The **Cargate conservation area** would be smaller than at present, taking out parts of it that don't reflect its historic character
- The **Aldershot military conservation area** looks to the future and so would include parts of the new Wellesley development
- Both areas would be covered by an **Article 4** direction. This means you may need planning permission to carry out certain work on your home.

**RUSHMOOR**  
BOROUGH COUNCIL



### **We're also updating our list of local heritage assets**

These are buildings and structures that we will seek to protect.

You can ask us to add a building, including your home, to the list if you think it's of local importance. You can also ask us to remove buildings from the list.

### **Give your views**

We'd like to invite you to visit our public drop-in sessions:

- **Cargate conservation area**  
Aldershot Baptist Church, Upper Elms Road  
Tuesday 25 February, 2.30pm to 7.30pm
- **Aldershot military conservation area**  
Princes Hall - Wednesday 26 February, 2.30pm to 7.30pm

You can also find out more and give your views on our website:  
[www.rushmoor.gov.uk/planningpolicyconsultations](http://www.rushmoor.gov.uk/planningpolicyconsultations)

**Closing date for comments: Friday 13 March, 5pm**

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

[www.rushmoor.gov.uk](http://www.rushmoor.gov.uk)  
01252 398 399  
[customerservices@rushmoor.gov.uk](mailto:customerservices@rushmoor.gov.uk)

[@rushmoorcouncil](https://twitter.com/rushmoorcouncil)  
[Rushmoor Borough Council](https://www.facebook.com/RushmoorBoroughCouncil)  
February 2020



## Appendix 6 - Email to Consultees

Rushmoor: Planning Policy and Heritage Consultations (Statutory)



Rushmoor Council Planning Policy

To

Bcc

[Redacted recipient information]

Reply Reply All Forward ...

Fri 31/01/2020 15:30

Reg 12 Statement of Matters and availability.pdf  
119 KB

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 planning policy and conservation documents for a period of six weeks:

- Locally Listed Heritage Assets SPD
- Conservation Area Overview Document
- Cargate and Aldershot Military Conservation Area Appraisals and Management Plans
- Draft Article 4 Directions for the above two Conservation Areas

You can view the documents and find more information online at <https://www.rushmoor.gov.uk/planningpolicyconsultations>. Hard copies are available at Aldershot and Farnborough libraries as well as the council offices, during opening hours.

The closing date for receipt of comments is **5pm on Friday 13 March 2020**.

Please respond via email [planningpolicy@rushmoor.gov.uk](mailto:planningpolicy@rushmoor.gov.uk) or write to us at the following address:

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

Yours faithfully,

**The Planning Policy and Conservation Team**

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

DDI: 01252 398735 | e: [bethany.griffin@rushmoor.gov.uk](mailto:bethany.griffin@rushmoor.gov.uk) | w: [www.rushmoor.gov.uk](http://www.rushmoor.gov.uk)

Please consider the environment - do you really need to print this email?

## Appendix 7 - Consultation Event Photos



**Top left:** Cargate Consultation Event at the Baptist Church

**Top right:** static display at Rushmoor Borough Council offices

**Bottom left:** Banners set up at Princes Hall, Aldershot.

## Appendix 8– Summary of Comments on the Cargate Conservation Area Character Appraisal and Management Plan and the Councils response

Respondent	Summary of comments of draft Cargate document	Officer Response
Aldershot Civic Society	<p>Taking a pragmatic view, we accept that the values protected by the existing conservation areas have been eroded, leading RBC to propose removing certain parts of the conservation areas, and in the main agree with the proposed removals for this reason.</p> <p>Fully support the detailed submission made by the Friends of Aldershot Military Museum (detailed below).</p>	<p>General support for reviewing the Conservation Area noted.</p> <p>Response to Friends of Aldershot Military Museum detailed below.</p>
Friends of Aldershot Military Museum	<p>Do not object to removing Upper Elms Road, and the Municipal Gardens and around Cargate Terrace, as area remains few historic features, however this should not have been permitted.</p> <p>Area around Vine Street and Lysons Road should remain within conservation as although there has been numerous unsympathetic changes the basic structure of these house remain. Believe that through sufficient measures and incentives it may be possible for future work to be in keeping with the conservation area. The proposed changes would seem to only protect the wealthy citizens houses and not the workers houses according to the Society.</p>	<p>Noted</p> <p>We are unable to change development which has already taken place, and the unsympathetic changes which have occurred along Vine Street and Lysons Road. In addition, the Council is unable to offer financial incentives to homeowners to implement works that are more in keeping.</p> <p>These are substantial changes to the majority of the buildings in these areas along the street resulting in the historical makeup of the buildings being difficult to identify. Conservations Areas are identified to preserve and enhance a historic area, and if it is a single building or historic buildings with no relationship to each other a different method</p>

Respondent	Summary of comments of draft Cargate document	Officer Response
	<p>The area around Church Lane West/ Ayling Lane should also be retained within the conservation area as there are some important historic buildings which need to have their setting preserved.</p>	<p>of protection such as national listing or locally listing would be more appropriate.</p> <p>Ayling House is Nationally Listed (Grade II), Ayling Barn is Locally Listed and so is the Lamp Standard at the junction of Ayling Lane. The setting of these assets is protected by legislation and the Rushmoor Local Plan (Policy HE1).</p> <p>We therefore consider the proposed changes to the Conservation Area are justified and no changes are proposed.</p>
Alex Crawford	<p>That Vine street should remain within the conservation area on the basis that it belongs to the hierarchy of streets from the larger properties on Church Lane West, Cargate Avenue and Cargate Terrace moving downhill to Lansdowne Road and then Vine street. Evidence from 1989 should perhaps suffice to inform decisions.</p> <p>Removing Vine street, Lysosn Road and part of Upper Elms Road from the conservation area whilst retaining the ugly post-1974 housing in Cargate Avenue. It's also unfortunate that the Coach House, Cargate Terrace is excluded (not seeming even to be marked on the map on page 6.</p>	<p>The purpose of Conservation Area Reviews is to re-evaluate whether the current boundaries of the conservation area reflect the areas with the special architectural or historic interest. As set out in the Conservation Area appraisal there have been substantial amendments to the properties along Vine Street and we expect that a significant number of these have occurred since the last conservation area assessment was undertaken in 1989.</p> <p>Although historic routes and road patterns are important, individually this would not provide sufficient justification to be designated as a conservation area.</p> <p>The 'modern' buildings along Cargate Avenue have not been removed from the Conservation Area as they feature prominently on views of the street, therefore this area needs to be considered if future development were to be considered at these sites.</p>

Respondent	Summary of comments of draft Cargate document	Officer Response
	<p>Similarly, Church Lane West and Ayling Lane are historic routes and would therefore be worth retaining within the CCA.</p>	<p>Ayling House is Nationally Listed (Grade II), Ayling Barn is Locally Listed and so is the Lamp Standard at the junction of Ayling Lane. The setting of these assets is protected by legislation and the Rushmoor Local Plan (Policy HE1). Although historic routes and road patterns are important, individually this would not provide sufficient justification to be designated as a conservation area.</p> <p>We therefore consider the proposed changes to the Conservation Area are justified and no changes are proposed.</p>
<p>Andrew Romavcverc</p>	<p>Not supported. Current policy does not work well as RBC does not actually know what it is preserving. Any change is particularly bad as it will stop me doing basic maintenance without applications to RBC. It will not actually preserve anything good but may keep the bad.</p> <p>Actually what residents have asked for is for the parking to be sorted out around here.</p>	<p>The purpose of the conservation area appraisals is to identify the key historic features within the area which need to be preserved and enhanced.</p> <p>The Article 4 Directions, appraisals and management plans will help to manage change within the conservation area. The planning service has produced a short guidance document to provide clarity on the implications of the Article 4 direction along with additional information being placed on the website.</p>
<p>David Strong</p>	<p>Vine Street properties should be kept in the Conservation Area.</p>	<p>The purpose of Conservation Area Reviews is to re-evaluate whether the current boundaries of the conservation area reflect the areas with the special architectural or historic interest. As set out in the Conservation Area appraisal there have been substantial amendments to the properties along Vine Street and we expect that a significant number of these have occurred since the last conservation area assessment was undertaken in 1989.</p>



Respondent	Summary of comments of draft Cargate document	Officer Response
		We therefore consider the removal of Vine Street from the Conservation Area is justified and no changes are proposed.
Gavril Postnikov	<p>A review of the Cargate Conservation Area is welcomed as there has not been an up-to-date appraisal or management plan in place for some time. It is hoped that this review of the CA signifies the start of more effective and rigorous conservation area management. I agree with the proposed name change to “Cargate Conservation Area” for the reasons outlined in the <i>Appraisal</i>.</p> <p>The proposed boundary change appears reasonable.</p> <p>Some buildings may have been mistaken for modern development on Church Lane West (fourth figure, p.3 of the <i>Appraisal</i>).</p> <p>The <i>Appraisal</i> is generally sound on the descriptive aspects, discussing the Cargate area's character, attributes, and development. It sub-divides the CA into a series of distinct, logical sub-areas and represents them quite effectively.</p> <p>Perhaps slightly more could be said about the variety and exuberance of styles present, including various interpretations of Gothick, Queen Anne, loose Classical and fashionable London developments of the time.</p>	<p>Support for the review and production of an up-to date appraisal welcomed.</p> <p>Noted</p> <p>The labelling of the pictures has been amended where necessary.</p> <p>Noted</p>

Respondent	Summary of comments of draft Cargate document	Officer Response
	<p>Nothing is said about 23 Lansdowne Road, the only listed building in the CA, despite its fascinating qualities as an eccentric Arts and Crafts dwelling.</p> <p>The annotated map (p.8) includes walls within the key, but does not indicate any on the map. There are some interesting boundary treatments still extant.</p> <p>More could perhaps be said with reference the area's social history. The Cargate neighbourhood depicts an interesting cross section of late-Victorian society in Aldershot. Differences in social strata are manifest in the variety of housing typologies, their scale, density and differences in the application of architectural detail. While these aspects are noted within the <i>Appraisal</i>, it could be stated that these contribute evidential value. This in turn bolsters the argument for maintaining existing, individual building elements.</p> <p>Identifies risks or “forces” exist that may induce occupants to make changes to properties. Such changes could, if unchecked, impact on the character and appearance of buildings within the conservation area. However, acknowledge that these are beyond the Councils control.</p>	<p>23 Landowne Road is referenced in the section titled Listed Buildings. However, a new paragraph has been inserted to state: <i>There is variety and exuberance of styles presented within the sub area, for example 23 Lansdowne Road is a Voysey Style house (arts and crafts) that is nationally listed.</i></p> <p>The key to the map should not have included walls. The map has been amended to reflect this.</p> <p>The following text has been added to the introduction: <i>‘As a result of this pattern of development, the Cargate conservation area depicts an interesting cross section of late-Victorian society in Aldershot. Differences in social strata are manifest in the variety of housing typologies, their scale, density and differences in the application of architectural detail.</i></p> <p>Noted but beyond the control of the planning authority.</p>

Respondent	Summary of comments of draft Cargate document	Officer Response
	<p>The <i>Appraisal</i> appears to identify the crucial positive and negative attributes of the area and picks up on the main threats affecting the area’s character. My concern, however is that policy words like “acceptable” and “sympathetic” are wide open to interpretation.</p> <p>There is no explanation of what constitutes these things — no benchmarks or particular expectations implied. As mentioned in the points below, decisions on some applications to carry out alterations have been very lenient — as if content with working <i>down to a standard</i> rather than up to one. I would like to see more rigour and discernment in decision-making over developments/alterations; and more application/endorsement of basic conservation principles (“repair rather than replace”, “no conjecture” and so-on).</p> <p>The march of the PVC window has had a significant adverse impact on the Cargate CA. I would disagree with the <i>Appraisal’s</i> assessment that most replacement windows that have been installed are in a "sympathetic style".</p> <p>Much more discernment and guidance is needed on the appropriate design of boundary treatments, as recent precedents demonstrate.</p>	<p>Acceptable and sympathetic are general terms to explain references to preserving or enhancing the character or appearance in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>The Article 4 direction requires planning applications to be submitted for the replacement of windows. There are a range of ‘heritage’ window products available that may be acceptable.</p> <p>The Conservation Appraisal and Management Plan is intentionally succinct and does not provide detailed guidance on a range of matters. However, the Management Plan does identify the value of boundary treatments to the conservation area and this is reflected by Article 4 direction requiring the submission of planning applications for the erection or alteration of walls of other forms of enclosure treatments.</p>

Respondent	Summary of comments of draft Cargate document	Officer Response
	<p><u>Possible errors</u></p> <p>Page 3 – typographical -Figure caption reads “modern buildings along Cargate Grove. Picture Depicts Cargate Avenue.</p> <p>Page 6 – Factual – Annotated map indicates that a substantial portion of the Cargate estate was constructed by 1881. The 1881 OS map on p5 contradicts this. Original plans housed at the Hampshire Records Office also indicate that much of the speculative housing on Lansdowne Road / Cargate Avenue is early 1890s in date.</p> <p>Page 10 – typographical – Figure caption reads “sympathetic modern windows and roof extension on the Warren”. This development is not sympathetic, the dormer is unacceptably bulky and top-heavy to the house, incongruous with its neighbours. The windows depicted are all UPVC and, furthermore, non-traditionally opening types.</p> <p>Page 14 – typographical – figure captioned as “Lansdown Avenue”. The actual street name is “Lansdowne Road”</p> <p>Page 15 – Figure captioned as “Dog tothing on Cargate Avenue”. This is not dog-tothing brickwork (a method of bonding standard bricks), but moulded string-coursing, in dentil and egg &amp; dart profiles. The figure depicts a property on Lansdowne Road.</p>	<p>Caption amended</p> <p>The 1881 OS map of the correct scale replace the previous version on the appraisal.</p> <p>Amended to state ‘un-sympathetic modern windows and roof extension’.</p> <p>Amended to state ‘Lansdowne Road’.</p> <p>Amended to state ‘Moulded string-course in dentil and egg &amp; dart profiles on Cargate Avenue’</p>

Respondent	Summary of comments of draft Cargate document	Officer Response
Hart District Council (Phillip Hill)	No Comments	Noted
James Vinton	<p>'it's locking the stable door after the horse has bolted'. Whilst the proposed changes are logical, the need for them arises from some very poor management of planning applications (or a complete lack of building control) over the years.</p>	<p>We are unable to change the development which has already taken place, however future development will be managed through the adoption of the Conservation Appraisal / Management Plans and the use of Article 4 Directions.</p>
Josie Herbert	<p>As a resident of Lysons Road for the past two decades, I strongly oppose its removal from the Cargate Conservation Area.</p> <p>The old army stables to the rear of the property, which now serve as garages and workshops for a number of businesses, would then be at significant risk of demolition and redevelopment, which would adversely affect the appearance of the rear aspect of the properties on Lysons Road, diminish the physical security of the properties and the tranquillity and enjoyment of the gardens and properties on Lysons Road.</p> <p>For these reasons, I reject the proposed removal of Lysons Road from the Cargate Conservation Area.</p>	<p>The current conservation boundary does not include the former stables and outbuildings at Cavendish Views. They were listed in error in Section 8 of the consultation document and this has subsequently been amended.</p> <p>However, this cluster of buildings are designated as a locally listed heritage asset and therefore the building and their setting are protected by Local Plan Policies HE1 and HE2.</p> <p>The Character Appraisal and Management Plan set out the reasons for removing Lysons Road from the Conservation Area.</p>

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Keith Wright	<p>The Cargate Area represents the wealth for Military Officers in 19th Century/20th Century which are owned by private individuals for an area from 1980's; now 40 years later.</p> <p>The current area requires the boundary to remain as the Wealthy shop owners who benefited from trade in Aldershot Town Centre lived, with examples provided for:</p> <ul style="list-style-type: none"> <li>○ Church Lane West</li> <li>○ Hillside Road</li> <li>○ Cargate Terrace</li> </ul> <p>The conservation of Aldershot success in 19th &amp; 20th Century past would be of great importance which Policy updates is not including this valuable history.</p> <p>Conservation policy seems too rigid and conforms to experienced planning officer systems rather than time given to local Aldershot historians.</p>	<p>The historic maps of the area contained within the Character Appraisal identify that many roads within Aldershot have been used historically. The designation of a conservation area is for the preservation of the historic character and setting of a place, if these features are not evident Conservation Area status is not justified.</p> <p>The Conservation Area review process is guided by legislation and national planning policy.</p>
Linda Favell & Lionel Watson	<p>We have no objection to the proposal in Section 5. As our home is one of the "modern styled houses" referred to above, we also feel that the flats and modern styled houses towards the Cargate Terrace end of Cargate Grove have no place in the conservation area as there are no particular features relevant to said conservation.</p>	<p>Support for boundary amendment noted</p>
O Wood	<p>It is illogical that Vine Street is removed from the Conservation Area.</p>	<p>The Character Appraisal justifies the Councils reasoning for removing Vine Street from the Conservation Area, notably significant alterations to the fabric of the buildings.</p>

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	<p>The Public footpath to the rear of Landsdown Road to Grovesneor has been closed off. Therefore, disallowing free access along it. Housing Association backing on to the footpath has enclosed the land.</p>	<p>Noted. However, Hampshire County Council (HCC) are responsible for highways including public rights of way. We have passed on your concerns.</p>
<p>Paul Folkes</p>	<p>The Trees at the rear of the Warren are shown on your prospectus as being in the conservation area: they are not. The trees are within the rear gardens of York Road houses and at least 2ft from the extremity of the conservation boundary.</p>	<p>The trees are not located within the Conservation area boundary and some supporting text has been added to the map clarifying that not all important trees are located within the Conservation Area.</p>
<p>Paul Stejskal</p>	<p>Believe that Ayling Lane and Church Lane West should not be removed from the conservation area.</p> <p>Would like to extend the boundary to include all of Ayling Hill, Cranmore Lane and Rowhill Copse.</p>	<p>Ayling House is Nationally Listed (Grade II), Ayling Barn is Locally Listed and so is the Lamp Standard at the junction of Ayling Lane. The setting of these assets is protected by legislation and the Rushmoor Local Plan (Policy HE1). The Local Listing detail for these assets (LL5021 and LL5002) are detailed on our website.</p> <p>We therefore consider the proposed changes to the Conservation Area are justified and no changes are proposed.</p> <p>No evidence has been provided to demonstrate the special character of historic interest of these areas in order to justify this recommendation. It is the view of officers that the inclusion of these areas would not satisfy the criteria to designate a conservation area which is set out in legislation.</p>

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	<p>Believe that removing protection will give the green light for unsuitable housing developments and unsympathetic planning applications.</p>	<p>All development that requires planning consent will be accessed against relevant Local Plan policies which includes a detailed policy on design.</p>
<p>Seb Foster</p>	<p>I would like to say that the proposed conservation area changes for Aldershot are very encouraging.</p> <p>The documents detailing the proposals were also clearly written and informative.</p> <p>The changes to the Cargate boundaries seem appropriate and I certainly believe that tighter controls on building modifications would benefit the town's character and image. Preserving Aldershot's history should be a key strategy alongside regeneration plans.</p> <p>I would like to see a stronger implementation of the council's shop front signage scheme – the new Rushmoor Superstore on Birchett Road could have been a perfect opportunity to demonstrate this initiative.</p>	<p>Support noted.</p> <p>Noted.</p> <p>Support noted.</p> <p>Noted.</p>



