



The team secured planning permission to demolish an existing house and outbuildings to make way for a new eco-friendly family home, along with associated works including driveway alterations and landscaping

Planning Potential were instructed to assess proposals to demolish an existing dwelling and construct a contemporary eco home in its place. We advised on strategy, drawing on input from a variety of technical specialists, and managed the scheme through both the pre-application and full application stages.

Heritage Potential provided ongoing heritage advice and produced a comprehensive Heritage Impact Assessment to justify the works in relation to identified heritage assets. The site is located within the Hampton Village Conservation Area, and there are several Grade II listed buildings and Buildings of Townscape Merit are situated in the immediate and wider surroundings. This includes the Grade II listed Elmgrove House next door, of which the site once formed part of the grounds.

The existing property to be demolished was originally constructed in the 1950's and then extended numerous times over the late 20<sup>th</sup> century and had two outbuildings added. We were able to demonstrate that the existing building lacked architectural coherence and was located away from the street scene in a setback plot, which greatly limited its contribution to the conservation area and the setting of other heritage assets. In this regard, the site was considered an opportunity to present an innovative and contemporary new residential design, that could enhance the conservation area and avoid harm to heritage assets.

An Energy and Sustainability report and Whole Life Carbon Assessment was submitted to justify wholesale demolition. This set out how the proposal would optimise embedded and operational carbon which was supported by officers. Over the course of the application process, the team also negotiated and reached agreement with officers on viability (applying for a self-build CIL exemption) tree protection, ecological impacts/BNG, highways, flood risk and drainage matters.

We liaised closely with the planning officer through the application process, promptly responding to comments received. Having addressed all planning requirements, we were delighted to secure a delegated approval for our client.