



Source: Busy Bees

A carefully balanced scheme delivering essential upgrades with minimal change has enabled The Cedars to meet the commercial requirements of a modern-day nursery while protecting the heritage value at the heart of the building.

Planning Potential secured a Lawful Development Certificate and full planning permissions for heritage-led improvements to The Cedars, a locally listed building in the Bagshot Village Conservation Area, on behalf of long-standing client Busy Bees.

The Cedars has now benefited from a thoughtfully curated programme of works designed to future-proof the former office building while celebrating its historic character. High-performance timber windows and doors, upgraded roof coverings and rainwater goods, refreshed render and chimney repairs, and the reinstatement of a traditional entrance gate all breathe new life into the property. A new cycle store, enhanced waste facilities, and an improved landscape and parking layout further strengthen its day-to-day functionality.

The Council praised the proposals for safeguarding the heritage significance of the locally listed building while enabling its adaptation as a high-quality commercial nursery for Busy Bees.

Heritage, ecology, arboricultural and transport assessments confirmed no adverse impacts, with all works designed to be sympathetic, reversible where appropriate, and beneficial to the wider conservation area. The project secures the asset's optimum viable use, supporting its long-term conservation and reoccupation.

## Summary of Achievements

- Advising on the planning history and strategic route to reoccupation and refurbishment
- Securing the Certificate of Lawfulness for open E class use.
- Project management of the planning process and consultant team
- Preparation, submission and monitoring of planning applications
- Collaborative engagement and liaison with Council officers throughout the process

Planning Potential Ltd  
Harrogate  
Suite 19, 1 Cardale Park  
Beckwith Head Road  
Harrogate HG3 1RY  
T: 01423 502 115