

# Aldershot West Conservation Area Appraisal and Management Plan

## Consultation Statement

### Persons Consulted as Part of the Consultation

The draft Aldershot West Conservation Area Appraisal and Management Plan was subject to a six-week public consultation between 29 August and 10 October 2023 and to an eight-week public consultation between 17 December 2024 and 11 February 2025. Copies of both draft documents were made available to view at the following locations during opening hours:

- Rushmoor Borough Council Offices
- Aldershot Library
- Farnborough Library

The consultations were 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 delivered to properties within the existing Aldershot West Conservation Area during both consultations. For the second consultation, letters were delivered to properties which were proposed to be included within the amended conservation area boundary.

During the first consultation, the Council's Planning Policy Service Manager attended an Aldershot Civic Society meeting and gave a presentation on the consultation.

Representations were invited via email or post.

### Consultation Emails

The Council notified all those registered on the Council's Planning Policy Consultation Database at the start of each consultation. 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 documents (Appendix 5).

For each consultation, a newsletter (Appendix 6) was also sent to approximately 250 people who had signed up to be informed of Council consultations. The newsletters were 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**

Three in-person drop-in consultation events took place on 19 and 26 September 2023 and 13 January 2025. The 2023 events were held at Princes Hall in Aldershot (19 September) and at the Council Offices in Farnborough (26 September), whilst the 2025 event was held at Princes Hall, which is located adjacent to the conservation area boundary. Both venues are located close to the town centres and are 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 display boards, 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 three events was 31 people.

The Council also received 19 telephone calls during the consultation periods, with people asking questions about the consultation documents and their implications.

## **Summary of the Main Issues Raised**

### **August-October 2023 Consultation**

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

The main issues were the suggestions that the conservation area be extended to the west to include Rowhill School and to the north to include an area which comprises Princes Gardens and two 1930s former cinema buildings.

Following the consultation, the Council commissioned independent heritage advice from Stephen Levrant Heritage Architecture to review the suggested expansion of the conservation area. Having regard to the consultants' report and recommendations (see Appendix 9), the Council subsequently decided that a second consultation should be held on the proposed expansion of the conservation area and published an amended draft Appraisal and Management Plan for comment.

### **December 2024-January 2025 Consultation**

The Council received five responses to the consultation. The comments received and the Council's response to each comment can be seen in Appendix 10. No objections were received to the proposed extension of the conservation area.

## **Adoption**

Having considered the responses received (Appendix 8 and 10), and taking into account the independent heritage advice, the following amendments have been made:

- The boundary of Aldershot West Conservation Area has been extended to include Rowhill School to the west and an area to the north which comprises Princes Gardens and two 1930s former cinema buildings. The Aldershot West Conservation Area Appraisal and Management Plan has been amended accordingly.

The Council's Cabinet decided on 15 November 2022 that a consultation should be carried out on a draft Aldershot West Conservation Area Appraisal and Management Plan. The Cabinet subsequently

## Consultation Statement

agreed on 15 October 2024 that a consultation should be undertaken on a revised draft 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 adopt the Appraisal and Management Plan, subject to any necessary, non-substantive final amendments in the light of consultee comments received.

The Aldershot West Conservation Area Appraisal and Management Plan was adopted on 10 June 2025.

## Appendix 1. Consultation Webpages

**RUSHMOOR BOROUGH COUNCIL** Search Rushmoor Borough Council Open Menu

# Conservation area reviews

Planning and building control Planning policies Get involved in developing our planning policies

Planning policy consultations  
Conservation area reviews

We are currently consulting on draft conservation area appraisal and management plans.

Conservation areas are defined in law as an area of special architectural or historic interest the character of which it is desirable to preserve and enhance. We are responsible for defining and reviewing conservation areas in the borough of Rushmoor.

As set out in the [Rushmoor Local Plan](#), we are carrying out a comprehensive review of Rushmoor's conservation areas. This is part of our overall strategy to protect and improve the heritage of the borough and its character.

We are consulting on the following 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

The documents should be read alongside the Council's [Conservation Areas Overview Document](#) which provides the context in which conservation areas in Rushmoor have been designated, including the legislative and planning policy framework, as well as the geographic and historic setting of the borough.

## Have your say

You can submit your feedback and comments by emailing [planningpolicy@rushmoor.gov.uk](mailto:planningpolicy@rushmoor.gov.uk) or by post to the address below.

Planning Policy  
Rushmoor Borough Council  
Council Offices  
Farnborough Road  
Farnborough  
GU14 7JL

The consultation closes on 30 October at 5pm.

## Drop-in sessions

We will be holding two drop-in sessions where you can discuss the consultation with us and ask questions. These will be taking place on:

- Tuesday 23 September at Princes Hall in Aldershot, between 2pm and 6pm.
- Tuesday 26 September at the Council Offices in Farnborough, between 2pm and 6pm.

You do not need to book an appointment to attend.

## Privacy notice

Read about the information you send to us and what we will use it for in our [privacy notice](#).

## Contact us

Planning policy  
[planningpolicy@rushmoor.gov.uk](mailto:planningpolicy@rushmoor.gov.uk)  
01252 398 787

**RUSHMOOR BOROUGH COUNCIL** Search Rushmoor Borough Council Open Menu

# Conservation areas

Planning and building control Conservation and heritage points Conservation areas

Conservation and heritage assets  
Nationally listed buildings  
Locally listed buildings  
Conservation areas  
Aldershot Military Conservation Area  
Aldershot West Conservation Area  
Bevington Canal Conservation Area  
Cargate Conservation Area  
Farnborough Hill Conservation Area  
Manor Park Conservation Area  
St Michael's Abbey Conservation Area  
South Farnborough Conservation Area  
Carrying out work to a listed building or in a conservation area  
Heritage impact statements

A conservation area is an area of special architectural or historic interest, the character of which it is desirable to preserve and enhance.

## Conservation areas

Conservation areas are defined in law as an area of special architectural or historic interest the character of which it is desirable to preserve and enhance.

This means if you own or live in a property in a conservation area, there will be tighter restrictions making it more likely you will need to apply for planning permission. Restrictions are not to prevent development, but to make sure that changes enhance the special architectural or historic qualities of an area and so protect its special character.

The [Planning Portal](#) provides a useful set of guidelines, which outline when you will need planning permission in addition to normal planning controls. You must include a [heritage impact statement](#) in a [planning application](#) that affects a listed building or a conservation area.

Use our [interactive map](#) to see if you're in one of the eight designated conservation areas in Rushmoor. You can also view the documents below.

## Conservation area reviews

We are consulting on the following 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

For more information and to have your say, please visit our [conservation area reviews page](#).

## Conservation area documents

We have produced a [Conservation Areas Overview Document](#) that sets out the context in which conservation areas in Rushmoor have been designated. It includes the legislative and planning policy framework, as well as the geographic and historic setting of the area. The overview document should be read alongside the individual character appraisals and management plans. You can find out more information about individual conservation areas below:

- Aldershot Military
- Aldershot West
- Bevington Canal
- Cargate
- Farnborough Hill
- Manor Park
- St Michael's Abbey
- South Farnborough

## Trees in conservation areas

If you want to cut down, or carry out any work to, a tree in a conservation area, you must tell us at least six weeks beforehand.

You can find out more on our [protected trees page](#).

## Contact us

Conservation  
[plan@rushmoor.gov.uk](mailto:plan@rushmoor.gov.uk)  
01252 398 787

Conservation areas

- Aldershot Military Conservation Area
- Aldershot West Conservation Area**
- Basingstoke Canal Conservation Area
- Cargate Conservation Area
- Farnborough Hill Conservation Area
- Manor Park Conservation Area
- St Michael's Abbey Conservation Area
- South Farnborough Conservation Area

Aldershot West Conservation Area is an area designated as having special architectural or historic interest, the character of which it is desirable to preserve and enhance.

The [Aldershot West Conservation Area](#) was first designated in 1980 and also reviewed in 1983 and 1989.

There is currently no adopted character appraisal and management plan supporting the designation or current boundary.

## New consultation

We consulted on a draft Aldershot West Conservation Area Appraisal and Management Plan between 29 August and 10 October 2023. In response to the consultation, it was suggested that two additional areas are added to the conservation area:

- Land from Princes Gardens to Buzz Bingo
- Rowhill School

As these changes did not form part of our previous consultation, we are now consulting on these proposed additions.

The [updated draft Aldershot West Conservation Area Appraisal and Management Plan](#) consultation is running until 5pm on Tuesday 11 February 2025.

Please send us your views by email to [planningpolicy@rushmoor.gov.uk](mailto:planningpolicy@rushmoor.gov.uk) or in writing to:

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

## Contact us

# Planning policy consultations

Get involved in developing our planning policies

- Statement of Community Involvement
- Planning policy consultations**
- Keep up to date with the latest news on planning policy

Find out about what we are consulting on and how to give us your views.

## Current consultations

### Conservation area review

We are consulting on the Aldershot West Conservation Area Appraisal and Management Plan.

For more information and to have your say, please visit our [Aldershot West conservation area page](#).

The consultation closes on Tuesday 11 February at 5pm.

### Open Spaces Survey

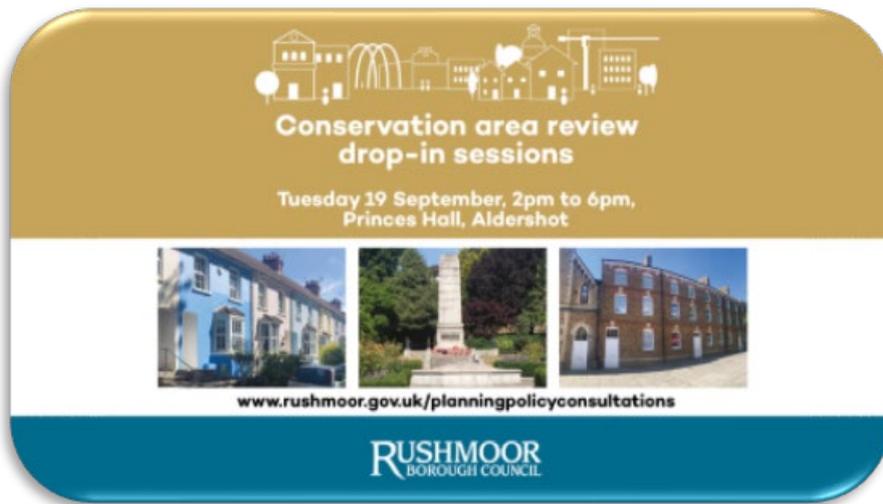
In August and September, we held a survey on the country parks, play areas and green open spaces in Aldershot and Farnborough. Thanks to everyone who provided their comments.

The survey was to help us to understand the quantity, quality and accessibility of our local open spaces. It also helps us decide whether we have enough of the right type of open spaces now and in the future. We will use your views to help us update and replace the [Open Space Sport and Recreation study 2015](#).

### Notifications about future consultations

If you would like to be notified of future consultations, please sign up to our [planning policy mailing list](#).

**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](http://www.rushmoor.gov.uk/planningpolicyconsultations)

**RUSHMOOR**  
BOROUGH COUNCIL



Conservation area reviews  
We want your views



[www.rushmoor.gov.uk/planningpolicyconsultations](http://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](http://www.rushmoor.gov.uk/planningpolicyconsultations)

**RUSHMOOR**  
BOROUGH COUNCIL

 **Rushmoor Borough Council**  
2h · 🌐

We are inviting residents to give their views on some proposed changes to the Aldershot West Conservation Area.

We are consulting on adding in some additional areas into the conservation area - the area from Princes Gardens to Buzz Bingo and Rowhill School - which were suggested during a previous consultation.

The planning policy team are holding a drop-in session at the Princes Hall, Aldershot next Monday (13 January) from 2pm to 6pm.

This is an opportunity to find out more about the consultation and ask questions.

You can also find out more and give your views by going to the link in the comment section below.

The consultation closes at 5pm on 11 February.

[#aldershot #farnborough #rushmoor](#)

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**Aldershot West Conservation Area**  
We want your views

**Monday 13 January, 2pm to 6pm,  
Princes Hall, Aldershot**



[www.rushmoor.gov.uk/planningpolicyconsultations](http://www.rushmoor.gov.uk/planningpolicyconsultations)

**RUSHMOOR**  
BOROUGH COUNCIL

 **Rushmoor Borough Council**  
13 Jan · 🌐

A reminder that we are holding a drop in event today at the [Princes Hall, Aldershot](#) from 2pm-6pm as part of the consultatio... See more

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**Aldershot West Conservation Area**  
We want your views

**Monday 13 January, 2pm to 6pm,  
Princes Hall, Aldershot**



[www.rushmoor.gov.uk/planningpolicyconsultations](http://www.rushmoor.gov.uk/planningpolicyconsultations)

**RUSHMOOR**  
BOROUGH COUNCIL

### Appendix 3. Letters Sent to Properties



Council Offices, Farnborough Road,  
Farnborough, Hants, GU14 7JZ  
Tel: 01252 398 299  
Website: [www.rushmoor.gov.uk](http://www.rushmoor.gov.uk)

Our reference: AWCA      Contact: Planning Policy and Conservation  
Telephone: 01252 398787  
Email: [planningpolicy@rushmoor.gov.uk](mailto:planningpolicy@rushmoor.gov.uk)  
Date: 29 August 2023

Dear Owner/Occupier,

**Aldershot West Conservation Area Review  
Consultation on Draft Conservation Area Appraisal and Management Plan**

We are contacting you as your property is located within the Aldershot West 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. We have undertaken a review of the conservation area to ensure that its character, historic significance and appearance are retained and enhanced.

As part of the review process, we have produced a draft Conservation Area Appraisal and Management Plan document for public consultation. A leaflet is enclosed which provides further information. If, as the occupier, you are not the owner of your property, please pass a copy of this letter and the enclosed leaflet to the owner(s) for their information.

We would like your views on the draft document, which can be viewed:

- On our website at <https://www.rushmoor.gov.uk/planningpolicyconsultations>; and
- At Rushmoor Borough Council Offices, Aldershot Library and Farnborough Library during opening hours.

We will also be holding two drop-in events, where you can discuss the consultation with Council officers and ask questions, on:

- Tuesday 19th September 2023, 2pm-6pm, Princes Hall, Aldershot; and
- Tuesday 26th September 2023, 2pm-6pm, Rushmoor Borough Council Offices, Farnborough.

If you wish to respond to the consultation, please let us know your views by 5pm on **Tuesday 10th October 2023**.

You can send us your comments on the draft document in the following ways:

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

Chief Executive Paul Shackley    Executive Director Ian Horrocks    Executive Director Karen Edwards  
[customerservices@rushmoor.gov.uk](mailto:customerservices@rushmoor.gov.uk)    [www.rushmoor.gov.uk](http://www.rushmoor.gov.uk)

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

Yours faithfully  
[Redacted Signature]  
Tim Mills  
Executive Head of Property and Growth



Council Offices, Farnborough Road,  
Farnborough, Hants, GU14 7JU  
Tel: 01252 398 299  
Website: [www.rushmoor.gov.uk](http://www.rushmoor.gov.uk)

Our reference: AWCA      Contact: Planning Policy and Conservation  
Telephone: 01252 398787  
Email: [planningpolicy@rushmoor.gov.uk](mailto:planningpolicy@rushmoor.gov.uk)  
Date: 12 December 2024

Dear Owner/Occupier,

**Aldershot West Conservation Area Review  
Consultation on Draft Conservation Area Appraisal and Management Plan**

We are contacting you as your property is located within the Aldershot West Conservation Area. You may recall that Rushmoor Borough Council carried out a consultation in August-October 2023 on a draft Aldershot West Conservation Area Appraisal and Management Plan. It proposed the realignment of the boundary in some places, so it aligns with existing property boundaries and highway extents. In response to the consultation, it was suggested that two additional areas are added to the Conservation Area:

- Land from Princes Gardens to Buzz Bingo
- ~~Routh~~ School

As these changes did not form part of our previous consultation, we are now consulting on these proposed additions.

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. We have undertaken a review of the Conservation Area to ensure that its character, historic significance and appearance are retained and enhanced. As part of the review process, we have produced a draft Conservation Area Appraisal and Management Plan document for public consultation. A leaflet is enclosed which provides further information.

If, as the occupier, you are not the owner of your property, please pass a copy of this letter and the enclosed leaflet to the owner(s) for their information.

We would like your views on the draft document, which can be viewed:

- On our website at <https://www.rushmoor.gov.uk/planningpolicyconsultations>; and
- At Rushmoor Borough Council Offices, Aldershot Library and Farnborough Library during opening hours.

Chief Executive Paul Shackley    Executive Director Ian Horrocks    Executive Director Karen Edwards  
[customerservices@rushmoor.gov.uk](mailto:customerservices@rushmoor.gov.uk)    [www.rushmoor.gov.uk](http://www.rushmoor.gov.uk)

We will also be holding a drop-in event, where you can discuss the consultation with Council officers and ask questions, on:

**Monday 13<sup>th</sup> January 2025, 2pm-6pm, Princes Hall, Aldershot**

If you wish to respond to the consultation, please let us know your views by 5pm on **Tuesday 11th February 2025**.

You can send us your comments on the draft document in the following ways:

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

**By post:**  
Planning Policy and Conservation  
Rushmoor Borough Council  
Council Offices  
Farnborough Road  
Farnborough  
Hampshire  
GU14 7JU

Yours faithfully  
[Redacted Signature]  
Tim Mills  
Executive Head of Property and Growth

## Appendix 4. Leaflets Included with Letters to Properties

### Trees in a Conservation Area

Trees in a Conservation Area that meet specified criteria are protected by legislation. 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.

### How to respond to the consultation

We welcome your views on the draft Conservation Area Appraisal and Management Plan.

The document can be viewed on our website at <https://www.rushmoor.gov.uk/planningpolicyconsultations>

Printed copies of the document are also available to view at the Council Offices and at Aldershot Library and Farnborough Library during opening hours.

**Responses must be received by 5pm on Tuesday 10th October 2023** and can be submitted using one of the following methods:

#### By email

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

#### In writing

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



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

[www.rushmoor.gov.uk](http://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 Aldershot West Conservation Area?

The Conservation Area was first designated in 1980 and last reviewed in 1989. The adopted Rushmoor Local Plan (2019) commits us to reviewing our Conservation Areas. A Conservation Area Appraisal justifies the Conservation Area designation and identifies the area's key strengths and weaknesses.

### What changes are proposed?

It is proposed that the Conservation Area boundary be realigned in some places so that it aligns with existing property and highway extents, as shown in the map opposite. No other changes are proposed.

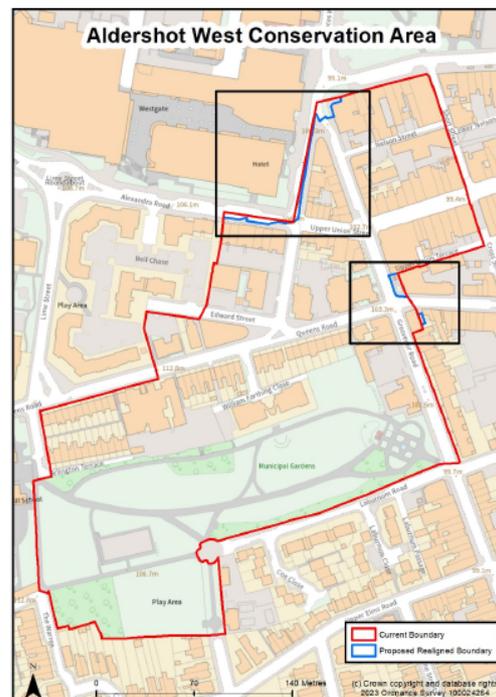
### What does this mean for me?

As your property will remain 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 which might change the appearance of a building.

**Trees in a Conservation Area**

Trees in a Conservation Area that meet specified criteria are protected by legislation. Councils should be notified of any works to a tree within a Conservation Area.

**How to respond to the consultation**

We welcome your views on the draft Conservation Area Appraisal and Management Plan. The document can be viewed on our website at:

<https://www.rushmoor.gov.uk/planningpolicyconsultations>

Printed copies of the document are also available to view at the Council Offices and at Aldershot Library and Farnborough Library during opening hours.

Responses must be received by **5pm on Tuesday 11th February 2025** and can be submitted using one of the following methods:

**By email**

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

**In writing**

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



**Conservation Area**  
 consultation information

**Aldershot West**

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 | Rushmoor Borough Council | December 2024

**What is a Conservation Area?**

Conservation Areas exist to manage and protect the special architectural and historic interest of a place. 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 Aldershot West Conservation Area?**

The Conservation Area was first designated in 1980 and last reviewed in 1989. The adopted Rushmoor Local Plan (2019) commits us to reviewing our Conservation Areas. A Conservation Area Appraisal justifies the Conservation Area designation and identifies the area's key strengths and weaknesses.

**What changes are proposed?**

In 2023 we consulted on proposals to realign the boundary in some places so it aligns with existing property boundaries and highway extents.

In response to the consultation, it was suggested that two additional areas are added to the Conservation Area: land from Princes Gardens to Buzz Bingo, and Rowhill School.

As these changes did not form part of our previous consultation, we are now consulting on these proposed additions, shown in blue on the map.

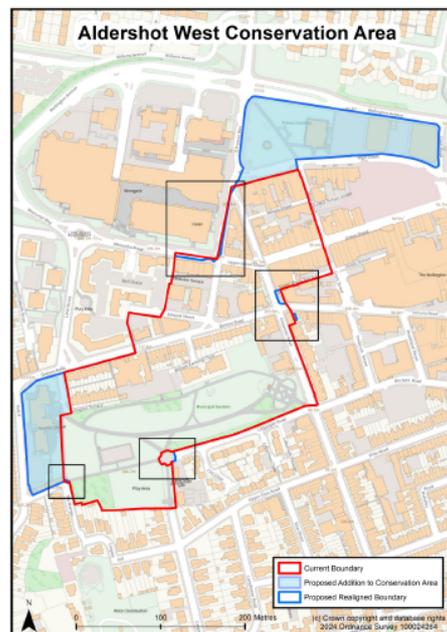
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- Additions, alterations or extensions to roofs;
- Cladding any part of the house with stone, render, timber, tiles or another material.

**What does this mean for me?**

As your property will remain in the Conservation Area, there are no changes proposed that affect you.



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

**Trees in a Conservation Area**

Trees in a Conservation Area that meet specified criteria are protected by legislation. Councils should be notified of any works to a tree within a Conservation Area.

**How to respond to the consultation**

We welcome your views on the draft Conservation Area Appraisal and Management Plan. The document can be viewed on our website at:

<https://www.rushmoor.gov.uk/planningpolicyconsultations>

Printed copies of the document are also available to view at the Council Offices and at Aldershot Library and Farnborough Library during opening hours.

Responses must be received by **5pm on Tuesday 11th February 2025** and can be submitted using one of the following methods:

**By email**

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

**In writing**

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



Council Offices,  
 Farnborough Road,  
 Farnborough,  
 Hants, GU14 7JU  
[www.rushmoor.gov.uk](http://www.rushmoor.gov.uk)  
 01252 388 389  
 customerservices@rushmoor.gov.uk  
 @rushmoorcouncil  
 Rushmoor Borough Council  
 December 2024

**Conservation Area**  
 consultation information

**Aldershot West**

**What is a Conservation Area?**

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**Why are we reviewing the Aldershot West Conservation Area?**

The Conservation Area was first designated in 1980 and last reviewed in 1989. The adopted Rushmoor Local Plan (2019) commits us to reviewing our Conservation Areas. A Conservation Area Appraisal justifies the Conservation Area designation and identifies the area's key strengths and weaknesses.

**What changes are proposed?**

In 2023 we consulted on proposals to realign the boundary in some places so it aligns with existing property boundaries and highway extents.

In response to the consultation, it was suggested that two additional areas are added to the Conservation Area: land from Princes Gardens to Buzz Bingo, and Rowhill School.

As these changes did not form part of our previous consultation, we are now consulting on these proposed additions, shown in blue on the map.

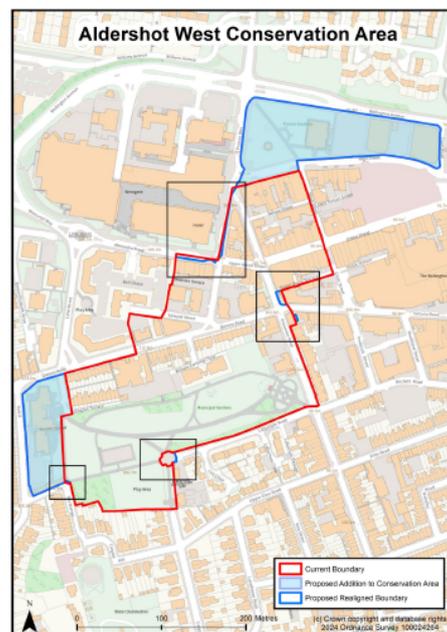
**What needs planning permission in a Conservation Area?**

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.

**What does this mean for me?**

If the proposal is adopted, your property will form part of the Conservation Area.



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

## Appendix 5. Emails 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](http://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](mailto: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

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 Draft Aldershot West Conservation Area Appraisal and Management Plan for a period of eight weeks:

You can view the documents online at [www.rushmoor.gov.uk/planningpolicyconsultations](http://www.rushmoor.gov.uk/planningpolicyconsultations).

**The closing date for comments is 5pm on Tuesday 11th February 2025.**

Comments can be submitted:

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

A printed copy of the draft document is 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

Yours Sincerely,

The Policy and Conservation Team

## Appendix 6. Newsletters

### 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](http://www.rushmoor.gov.uk/planningpolicyconsultations)

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

### Chief Executive's Newsletter

The Planning Policy team has recently launched a public consultation on the Draft Aldershot West Conservation Area Appraisal and Management Plan. You may recall that the Council consulted on this appraisal last year. As a result of comments received during this consultation, a revised appraisal has been prepared which proposes to include the following two areas within the Conservation Area: (i) Land from Princes Gardens to Buzz Bingo and (ii) Rowhill School.

The consultation closes on 11<sup>th</sup> February 2025 at 5pm. Officers will be holding a drop-in event on Monday 13<sup>th</sup> January 2025, 2pm-6pm at Princes Hall.

More information is available at [www.rushmoor.gov.uk/planningpolicyconsultations](http://www.rushmoor.gov.uk/planningpolicyconsultations)

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

## Appendix 7. Photographs of Consultation Events





Consultation Statement



**Appendix 8. Summary of Comments Received and the Council’s Response (August-October 2023 Consultation)**

Respondent	Comments	Council Response
<p><b>Rachel Fletcher: Historic England</b></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 Aldershot West 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 four character sub-areas, which are then explored in greater detail in the following sections of the document.</p>

Respondent	Comments	Council Response
<p><b>Sharon Jenkins: Natural England</b></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> <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><b>Natural England does not have any specific comments on this conservation area appraisal.</b></p>	<p>Noted.</p>
<p><b>Alex Crawford</b></p>	<p>The changes are minimal.</p> <p>There are anomalies that you may wish to address:</p> <p>The footpath that runs along the playground is in the conservation area, including the roundabout at the top, but the roundabout at the bottom going into Municipal Gardens is not.</p> <p>The new housing in William Farthing Close is in the conservation area.</p>	<p>The proposed conservation area boundary was amended following the consultation to include the roundabout.</p> <p>Although it was built in the 1980s, it was proposed that the development remain within the conservation area because of its exposed location relative to the Municipal Gardens to the south.</p>

Consultation Statement

Respondent	Comments	Council Response
	<p>Rowhill School is not in the conservation area, but the West End Centre is – both were built together as West End Infants and Junior, respectively.</p>	<p>Following the consultation, the Council commissioned independent heritage advice from Stephen Levrant Heritage Architecture to review whether Rowhill School should be included within the conservation area. The Council consulted on a revised draft Conservation Area Appraisal and Management Plan between December 2024 and January 2025 in which it was proposed to include the school within the conservation area boundary. The conservation area was subsequently extended to include the school.</p>
<p><b>Justin Coll</b></p>	<p>I would like to propose, having met at the Aldershot Civic Society to discuss the Aldershot West Conservation Area, that the area is enlarged to cover land from Princes Gardens to Buzz Bingo (including the Empire and the land between them).</p> <p>This would give more control to what happens in the future.</p> <p>It was also questioned why the flower garden in front of the Queen Hotel was being removed. We felt that it should be retained.</p>	<p>Following the consultation, the Council commissioned independent heritage advice from Stephen Levrant Heritage Architecture to review whether this area should be included within the conservation area. The Council consulted on a revised draft Conservation Area Appraisal and Management Plan between December 2024 and January 2025 in which it was proposed to include the area within the conservation area boundary. The conservation area was subsequently extended.</p> <p>As a result of the extension of the conservation area to the north, as consulted on between December 2024 and January 2025, the flower garden is now included within the conservation area boundary.</p>

## Appendix 9. External Consultants' Advice Note



### 2.2 Aldershot West CAAMP: Land from Prince's Gardens to Buzz Bingo

**Public Recommendation:** Inclusion of land from Prince's Gardens to Buzz Bingo in the Aldershot West Conservation Area to protect against future development.

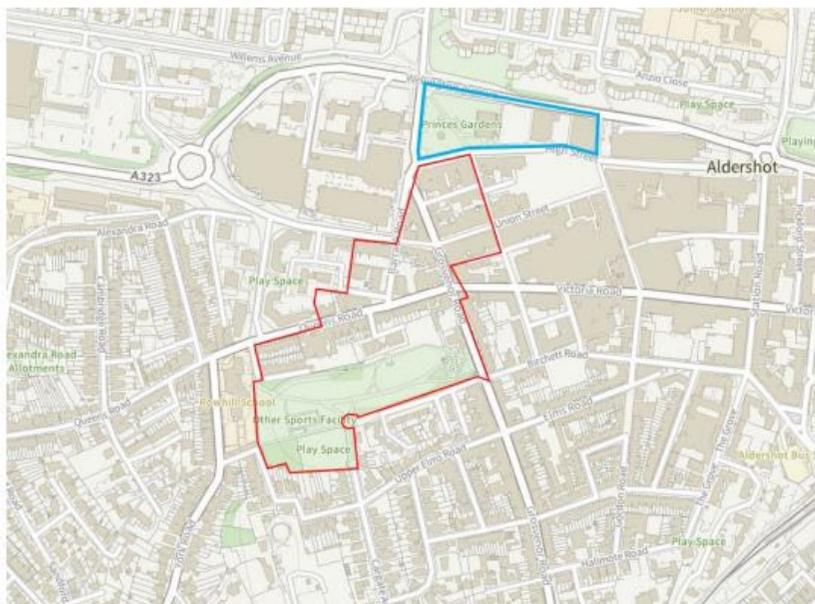


Figure 8: Proposed area for inclusion marked in blue adjacent to the Conservation Area, marked in red.

**Discussion:**

The area proposed for inclusion (marked in blue in Figure 8) sits beyond the northern end of the Conservation Area, adjacent to the Commercial Sub-Area, and it is within a zone which has historically marked the meeting point of the civilian and army parts of the town. There are several nearby developments which were under construction at the time of writing.

The proposed site is occupied by two large buildings which were historically cinemas, and Princes Gardens. Both the Ritz (Buzz Bingo) and the Empire are Buildings of Local Importance. The Princes Gardens is currently designated as open space under Policy DE6 of the adopted Local Plan. The surrounding area comprises of a car wash, a car park and a GP surgery.

The Empire Theatre (Figure 9), constructed for the Empire (Aldershot) Ltd, first opened its doors on the 1<sup>st</sup> August 1930, on land previously occupied by the Royal Engineers. It was designed on two levels, with stalls and a horseshoe shaped balcony, with a stage and seating for 1,599 people. The Theatre was renamed the Odeon in 1964 but closed its doors in 1981. A Christian organisation took over the building, rebranding it 'The Kings Centre', until 2015. After which it was purchased by HPS property company for use as an entertainment venue for concerts, shows and

exhibitions. The original architect, Harold S. Scott, RIBA (1883-1945) was a noted architect of cinemas throughout the 1920s and 30s.



Figure 9: The Empire Theatre (Source: Arthur Lloyd)

The Ritz Cinema (Figure 10) was built adjacent to the Empire Theatre, also on land also previously occupied by the Royal Engineers. It opened on the 15<sup>th</sup> May 1937. It was designed in an Art Deco style, with an auditorium featuring two levels, with stalls and a balcony. It closed in 1977 and was converted into a bingo hall with a triple cinema. Unfortunately, the interior was stripped out at this point. It has long been considered a landmark in the district.

The original architects - Verity and Beverley (est. 1871) - are a notable firm, most renowned for their theatres, such as the Criterion, Piccadilly (now Grade II\*), and a large number of other cinemas across London. From 1920 to 1939 they designed primarily for Paramount. They are still in business today.

On the site of the current Princes Hall (not considered for inclusion, but opposite Princes Gardens), was the Cavalry Theatre, which was primarily used as a Garrison Theatre between the East and West Cavalry Barracks, until its demolition in the 1950s.



Figure 10: The Ritz, now Buzz Bingo.

The proposed area for inclusion is run down and unloved. From a townscape perspective, it suffers from a lack of engagement at ground floor level with the street, poor street surfacing, surface mounted cabling, and the presence of a hand car wash between the two buildings, a GP surgery and a car park to one side.

They are of local architectural interest – both by design and by architect, and have landmark quality - despite their run-down appearance, both the Empire and the Ritz (Buzz Bingo) retain their architectural form and features, and both have landmark quality and reflect the cinema-going habits of the 1930s when it was the most popular of activities.

They are of local historic interest – they contribute to the distinctive history of the town - a town dominated by the army, where the provision of entertainment was crucial. This area marked the meeting point of the army personnel and civilians and from the 1930s the cinema was the principal form of entertainment for people, with many often attending twice a week. Their monumental scale and extraordinary number of seats provided in both cinemas demonstrates the huge popularity of films as entertainment during this era. In addition, they were both built by notable and prolific cinema architects, which adds to their interest.

The Princes Gardens was created in 1930 by Aldershot Borough Council on land forming part of the first military camp in Aldershot and is considered to be a gateway between the military and civilian towns. Overall, the area represents a transitional point where civilians and soldiers would interact, making use of the town's cinemas. The gardens are also on the site of the former Royal Engineers Yard, which came into being in 1853 on the arrival of a

small party of NCOs (Non-Commissioned Officers) and men of the Royal Engineers. This is commemorated on a modest plaque in the ground behind the sculpture of the Charging Horse. An ornamental fountain was unveiled in the gardens in 1954 to commemorate the 100<sup>th</sup> anniversary of the Army in Aldershot (although this is no longer in situ). More recently there has been an effort to use the space to commemorate the military and their presence in Aldershot. A number of sculptures have been erected in the last few years:

- The Airborne Soldier (unveiled 2019), on a stone base from the Falkland Islands, who stands in recognition of the association of the Parachute Regiment and Airborne Force with Aldershot from 1946 to 2000.

- A life-size bronze statue of Kulbir Thapa carrying a wounded British soldier from the Leicestershire Regiment off the battlefield during the First World War (unveiled 2021). This was commissioned by the Greater Rushmoor Nepali Community to highlight the bond between Nepal and Great Britain. Thapa won the first Victoria Cross to be awarded to a Gurkha soldier.

The inclusion of the area in the Conservation Area as its own Sub-Area would ensure these significant, landmark buildings and Princes Gardens are protected, while encouraging improvements to the public realm and further investment in the gardens themselves. While the buildings are Buildings of Local Importance, and the garden is designated as open space, their inclusion in the Conservation Area will ensure that the various planning controls and considerations used to protect the historic elements of the place are protected. Given the neighbouring development at the time of writing, the regeneration of the area will have to consider the impact on the Conservation Area and enhancement of the public space will be encouraged.

The gardens are worthy of inclusion as they form a commemorative open space uniting both the civilian and Army components of Aldershot. It has historic associations with the Royal Engineers, and positively contributes to the character of the neighbouring Conservation Area. The Empire and Buzz Bingo are landmark quality buildings, and their loss or any further erosion of their significance should be prevented. Their inclusion in the Conservation Area, creating a sub-area representing the historic transition between the Army and civilian life, is recommended.

**Recommendation:**

Include in the Aldershot West Conservation Area as a separate sub-area.

### 2.3 Aldershot West CAAMP: Rowhill School

**Public Recommendation:** To include Rowhill School in the Conservation Area on the basis that it was built together with the West End Centre as West End Infants and Junior School.



**Figure 11:** The Rowhill School site marked in blue, showing its proximity to the Aldershot West Conservation Area, marked in red, with the West End Centre marked in purple.

**Discussion:**

Rowhill School is immediately adjacent to Sub-Area 1: Civic and Municipal Quarter (Figure 11).

Rowhill School, now in the now extended West End Infants School, was built in 1889 by the Aldershot School Board. It is constructed in red brick in English Bond with a steeply pitched clay tile roof, retaining its original decorative features and windows. It has been locally listed as a good survival of a purpose-built Board school, still in its original use. The local list description describes it as 'a very important and imposing building in townscape terms particularly with regard to the strongly defined gables. The cast iron boundary fence to the school and playground forms an important group with the school buildings'. It is clearly a building of distinction and has a large two-storey modern extension to the south. It was not constructed 'together with the West End Centre' as stated in the consultation response, but at a few years later, clearly in response to need. It relates both in style and materials to this building (built by 1881, also as a Board school), which is on the north side of the Municipal Gardens. Together these buildings demonstrate a burgeoning need for more classrooms as the population of Aldershot expanded.

The prevailing character of the Conservation Area is largely unchanged since the 19<sup>th</sup> century, with the primary building materials being red/orange and buff brick with natural slate roofs. Sub-Area 1: Civic and Municipal Quarter features a number of significant Victorian buildings, including the West End Centre, which is considered to positively contribute to the Conservation Area and is an attractive building.

Rowhill School contributes positively to the wider Conservation Area, sharing a common palette of materials, style and form and sitting amongst trees on the western side of the Municipal Gardens. It is of historic interest as a school built in response to the 1870 Education Act and associated with the Aldershot School Board, and it holds some group value with the nearby West End Centre.

The building meets a number of the Historic England requirements for inclusion and will positively contribute to the significance of the Conservation Area. It contributes to the quality of recognisable open space that is the Municipal Gardens, makes a positive contribution to the neighbouring heritage assets, and is still in its original use.



**Figure 12:** Rowhill School, showing the modern extension to the far right.

**Recommendation:**

Include within the Aldershot West Conservation Area.

**Appendix 10. Summary of Comments Received and the Council’s Response (December 2024-January 2025 Consultation)**

Respondent	Comments	Council Response
<b>James Taylor: Basingstoke Canal</b>	Thank you for consulting us about the Aldershot West Conservation Area. This does not cover, nor is it near the Basingstoke Canal, and therefore we have no observations.	Noted.
<b>Mark Herbert: Farnborough Airport</b>	Farnborough Airport has no concerns to raise in relation to the consultation.	Noted.
<b>Rachel Fletcher: Historic England</b>	<p>Thank you for consulting Historic England on the revised draft Conservation Area Appraisal and Management Plan for Aldershot West Conservation Area.</p> <p>We continue to welcome and support this document and have no further comments to add.</p>	Support noted.
<b>Sharon Jenkins: Natural England</b>	<p>Thank you for your consultation request dated and received by Natural England on 17 December 2024.</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> <p>Natural England does not consider that this draft Aldershot West Conservation Appraisal and Management Plan poses any likely risk of opportunity in relation to our statutory purpose and so does not wish to comment on this consultation.</p>	Noted.

Consultation Statement

Respondent	Comments	Council Response
	<p>The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the local planning authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.</p> <p>If you disagree with our assessment of this proposal as low risk, or should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.</p>	
<b>Chris Bagust</b>	I am in favour of the proposed changes. The additions will help preserve the history and heritage of the town.	Support noted.