

Mr Jim Beavan  
Savills  
2 Charlotte Place  
Southampton  
SO14 0TB

Our Ref: SDNP/20/04118/FUL  
Contact Officer: Graeme Felstead  
Tel. No.: 01730 819320

1st October 2021

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990**

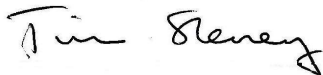
**Town and Country Planning (Development Management Procedure)  
(England) Order 2015**

**Applicant Name:** Mr Guy Macklin  
**Proposal:** Conversion and extension of the existing Queens building and barn to form 5no. Aparthotel suites (C1), a Field Study Centre and Tap Room (Mixed Class F.1 and Sui Generis) and 1no. Detached dwelling (C3) within the grounds, with associated parking and landscaping.

**Site Address:** The Queens Hotel , High Street, Selborne, Alton, GU34 3JH

Please find enclosed the Decision Notice in relation to the above application.

Yours faithfully



**TIM SLANEY**  
Director of Planning  
South Downs National Park Authority

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**Site Address:** The Queens Hotel , High Street, Selborne, Alton, GU34 3JH

**REFUSAL OF PLANNING PERMISSION**

In pursuance of its powers under the aforementioned Act, the South Downs National Park Authority, as the Local Planning Authority, hereby **REFUSE** Planning Permission for the above development in accordance with the plans and particulars submitted with your application received on 15th October 2020 for the following reasons:

1. It has not been demonstrated that the proposed alternative community facilities to be provided, would be accessible, inclusive and available , and of an equivalent or better quality to those lost and subsequently it has not been demonstrated that there is no market demand for the existing use or an equivalent Community use (in the absence of evidence of a robust marketing campaign of at least 24 months). The proposal is therefore contrary to Policy SD43(2) of the Adopted South Downs Local Plan (2014-2033).
2. The proposals, by virtue of the new building, additions, increased parking provision, landscaping and access alterations, would amount to overdevelopment of the site, most notably in relation to Huckers Lane, and would therefore have an unacceptable impact on the landscape character of the area and the Conservation Area. The proposals would therefore be contrary to Policies SD4(1), SD5 and SD15(1) of the Adopted South Downs Local Plan and the NPPF.

**INFORMATIVE NOTES**

**These are advice notes to the applicant and are not part of the planning conditions:**

1. **Crime and Disorder Implications**

It is considered that the proposal does not raise any crime and disorder implications.

**2. Human Rights Implications**

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

**3. Equality Act 2010**

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

**Plans Referred to in Consideration of this Application**

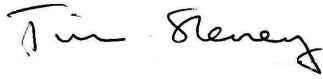
The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans -	P18-014-02-02-001 REV B		21.10.2020	Not Approved
Plans -	P18-01402-91-001		28.09.2020	Not Approved
Plans -	P18-01402-91-002		28.09.2020	Not Approved
Plans -	P18-01402-91-003		28.09.2020	Not Approved
Plans -	P18-01402-91-004		28.09.2020	Not Approved
Plans -	2247	E		Not Approved
Plans -	P18-1402-02-02-10	G		Not Approved
Plans -	P18-01402-02-05-002	F		Not Approved
Plans -	P18-01402-05-004	d		Not Approved
Plans -	P18-01402-05-	d		Not Approved

	005			
Plans -	P18-01402-05-006	c		Not Approved
Plans -	P8-01402-02-010	f		Not Approved
Plans -	P18-01402-03-013	c		Not Approved
Plans -	P18-01402-05-002	e		Not Approved
Plans -	P18-01402-05-003	e		Not Approved
Plans -	P18-01402-03-010	c		Not Approved
Reports -	Drainage			Not Approved
Reports -	Energy Report			Not Approved
Reports -	External Materials Study			Not Approved
Reports -	Local Character Study			Not Approved
Reports -	PA2247 -1	b		Not Approved
Reports -	2247-2			Not Approved
Reports -	Arb Method Statement			Not Approved
Reports -	Ecological impact Assessment			Not Approved
Reports -	Transport Assessment			Not Approved
Plans -	P18-01402-03-011	a		Not Approved
Plans -	P18-01402-03-012	b		Not Approved

Plans -	P18-01402-02-001	b		Not Approved

**Reasons:** For the avoidance of doubt and in the interests of proper planning.



**TIM SLANEY**  
Director of Planning  
South Downs National Park Authority  
1st October 2021

## NOTES TO APPLICANTS / AGENTS

### Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within **6 months** of the date of this notice.

Appeals must be made on a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN, Telephone Number: 0303 444 5000, Email: [enquiries@planninginspectorate.gov.uk](mailto:enquiries@planninginspectorate.gov.uk) or from the Planning Inspectorate website: <https://acp.planninginspectorate.gov.uk/>.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

As from 6 April 2010 if an enforcement notice has been served in the previous 2 years you will have only 28 days in which to lodge the appeal following the refusal. Equally, if an enforcement notice is served after the refusal it will truncate the period for lodging the appeal against the refusal of planning permission to 28 days after the enforcement notice has been served.

### Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

