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1 21/02437/FUL

Parish: East Cowes

Norris Castle Estate With Springhill Estate, New Barn Road, East Cowes.

Ward: East Cowes

Refusal

Hybrid Application: Full Application: Restoration & conversion of: Grade I Norris Castle to luxury hotel (C1); Grade I Norris Castle Farm, bailiffs house, cottage & walled kitchen garden to spa/wellness centre providing spa residences, treatment rooms, associated retail, restaurant/cafe facilities (sui generis); Grade II Pump House to clubhouse (E(f)); Grade II Cattle Shelters to a resort residence (sui generis), gatehouse/security building (E(g)(i)). Restoration of Grade I Registered Park & Garden including preservation of the grotto & ponds; 4 Grade II stone watering ponds. Construction of: spa residences within walled garden (sui generis); 2 linked buildings to accommodate hotel services, amenities, swimming pool & additional hotel suites (sui generis); 4 seawall sentinel buildings containing resort residencies (sui generis); resort residences (sui generis), boathouse & slipway at harbourside; resort residences within Norris Castle Estate walls (sui generis); dwellings in South West Field (C3); parking areas, ancillary services, utilities, drainage works, SUDS & substations for resort. Repair & restoration of Seawall including Grade II elements. Consolidation of Grade II Bathing House ruin & construction of associated restaurant (E(b)). Demolition of Modern Barn & change of use of existing barn for resort storage. Creation of resort access road from the Esplanade across Springhill Estate & demolition of section of Norris Castle Estate boundary wall to provide new entrance to resort. Hard & soft landscaping & all enabling & associated works. Outline Application: Construction on Springhill Estate of: senior living units with associated communal facilities (C2); dwellings (C3) including retention & conversion of existing buildings; associated drainage, services, utilities & SUDS; restoration of landscape; resort overflow car park & all enabling & associated works (all matters save for access reserved)(revised & additional information)(revised plans)(readvertised).

2 21/02438/LBC

Parish: East Cowes

Norris Castle Estate With Springhill Estate, New Barn Road, East Cowes.

Ward: East Cowes

Refusal

Listed Building Consent for: internal and external works to restore and convert the Grade I Norris Castle to a luxury hotel and the construction of two linked buildings to accommodate hotel services, amenities, swimming pool and additional hotel suites; internal and external works to restore and convert the Grade I Norris Castle Farm, bailiff's house, cottage and walled kitchen garden to a spa and wellness centre to include the conversion of existing buildings and structures to spa residences, treatment rooms and associated retail, restaurant and cafe facilities and the construction of further spa residences within the walled kitchen garden; internal and external works to restore one Grade II cattle shelter to a gatehouse and security building for the resort; internal and external works to restore, extend and convert the second Grade II cattle shelter to a resort residence; external works to consolidate and make safe the Grade II Bathing House ruin and the construction of an associated restaurant building; the construction of four sentinel buildings on the seawall with resort apartments; external repair and restoration works to convert the Grade II Pump House to a clubhouse; the restoration of the Grade II listed seawall and repair of the remaining seawall; the repair and restoration of the four Grade II stone watering ponds; the repair and conservation of the grotto and the restoration of the man-made ponds; and the demolition of a section of the Norris Castle Estate boundary wall to allow for a new entrance to the resort (revised and additional information)(revised plans)(readadvertised)