
Site Address:	Newtown House Hotel, Manor Road, Hayling Island, PO11 0QR		
Proposal:	Listed Building Consent for 1No. 2 bedroom first floor flat over existing flat roof at first floor to hotel annexe; ground floor side extension to accommodate creation of new entrance.		
Application Type:	Listed Building Consent	Expiry Date:	22/08/2023
Application No:	APP/23/00480		
Applicant:	Mr Boothroyde Marblesea Ltd		
Agent:	Mr Ash Ashplan	Case Officer:	Tina Pickup
Ward:	Hayling West		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 Newtown House hotel is a Grade II Listed Building located on the east side of Manor Road in Hayling Island. The Listing details describe it as:

House, now a hotel. Early C19, with late C19 and early C20 extensions. Brick walls, with a tile roof. Symmetrical front (south) of 2 storeys, 4 (once 3) windows. Brick dentil eaves, red brickwork in Flemish bond with blue headers, stone lintels. Sashes in exposed frames. Doorcase with pediment, frieze and architrave, ½-glazed door.

- 1.2 The building has had numerous extensions and alterations and includes some detached buildings, which are not part of the listing. Access to the site is via a one-way system with the entrance being at the southern end of the site; a single width drive serves parking spaces against the southern and eastern boundaries, and provides a loop round the edge of the site to the exit at the northern end of the site. The site is flat and level.
- 1.3 Within the grounds, to the north of the hotel, permission was granted in September 2017 for the construction of 3No.dwellings which are now completed and occupied. The frontage of the northern part of the site is marked from Manor Road by a 2m high brick wall with curved coping stone. A further brick wall with high hedge divides the site of the dwellings from the front gardens of the hotel.
- 1.4 The arrangement of the additions to the hotel building create a central lawned courtyard style area to the east, serving the hotel and guests. The north-eastern 'wing' comprises a more modern brick building that is part 2 storey with hipped tiled roof, and part single storey flat roofed. This wing comprises hotel bedrooms and is linked with a canopy roof to the main building. The current application relates to this north-eastern wing.

2 Planning History

90/52209/005 - 2 storey ext at rear of hotel to form 9 add'l bedrooms with car parking & landscaping & re-alignment of front wall adjoining access

onto Manor Road, PERM,

96/52209/017 - Internal alterations and single storey extension to south elevation, (revised application), PERM,06/09/1996

96/52209/018 - Listed Building application for internal alterations and single storey extension to south elevation (revised application), PERM,06/09/1996

95/52209/015 - Internal alterations and single storey extension to south elevation, REF,09/02/1996

95/52209/016 - Listed building application for internal alterations and single storey extension to south elevation, REF,09/02/1996

91/52209/006 - Single storey 3 bedroom extension to north of annexe (in addition to 9 bedrooms previously approved), REF,

91/52209/007 - Proposed single storey building for hotel staff accommodation to north of existing hotel, REF,09/04/1991

91/52209/008 - Two storey extension to annexe building to form four additional bedrooms (in addition to previously approved nine beds), PERM,

92/52209/010 - Listed Building Application for single storey extension a rear., REF,

92/52209/009 - Single storey extension to bar area, REF,

93/52209/011 - Single storey bar extension and associated car parking., REF,29/04/1993

93/52209/012 - Listed building consent for single storey bar extension and associated car parking., REF,29/04/1993

93/52209/014 - Listed building application for removal of chimney and stack complete., PERM,

08/52209/019 - Construction of new external walkway to rear of existing bar and function room. , PERM,04/03/2008

08/52209/020 - Conversion of existing swimming pool building to function suite. Alterations to fenestration and glazed screen creating enclosed walkway., WD,28/02/2008

08/52209/021 - Listed Building Consent for conversion of swimming pool building to function suite. Alterations to fenestration and glazed screen creating enclosed walkway., WD,28/02/2008

08/52209/022 - Listed Building Consent for construction of new external walkway to rear of existing bar and function room. , PERM,04/03/2008

08/52209/023 - Conversion of existing swimming pool building to function suite. Infilling of 2 small external areas to create walkway. Use of existing tennis court for car parking. Addition of acoustic screening. (Revised application.), PERM,28/05/2008

08/52209/024 - Listed Building Consent for new brick wall, 2 new glazed screens and roof over to complete existing walkway. Change use of swimming pool and gym. Use of existing tennis court for car parking. (Revised application.), PERM,20/05/2008

08/52209/025 - Listed Building Consent for internal alterations and replacement of first floor windows., PERM,13/06/2008

08/52209/026 - Discharge of condition 2 of Planning Permission 08/52209/019., PERM,24/06/2008

08/52209/027 - Works to 1950's annexe including new door and windows to ground floor west elevation., PERM,11/07/2008

08/52209/028 - Works to 1950's annexe. New door and windows to ground floor west elevation. Internal alterations to create additional ensuite bathroom. Additional minor internal alterations., PERM,15/07/2008

08/52209/029 - Extension to existing restaurant. Internal modifications to create a larger kitchen. New escape stair to first floor guest accommodation.,
 PERM,19/11/2008

08/52209/030 - Listed Building Consent for extension to existing restaurant. ,
 PERM,21/11/2008

09/52209/031 - Modifications to grounds to create new parking spaces and extension to road layout to create one way road system, including new access to Manor Road.,
 REF,22/07/2009

09/52209/032 - Area of existing fruit trees cleared to allow for new access drive and additional parking spaces. A new planting buffer added between proposed car park spaces and boundary line. New access onto Manor Road., UNK,

09/52209/035 - Modifications to grounds to create new parking spaces and extension to road layout to create one way road system, including new access to Manor Road. ,
 PERM,06/10/2009

09/52209/036 - Listed Building Consent for the repair and extension of boundary wall.,
 PERM,12/10/2009

APP/10/00299 - Discharge of Condition No's 3, 5 and 6 of Planning Permission
 09/52209/035., PERM,15/09/2010

APP/10/00412 - Application for non-material changes to Planning Permission No.
 08/52209/029 relating to modification to existing chimney., PERM,18/08/2010

APP/11/00286 - Listed Building Consent for internal works to stable block; structural support to existing oak floor beams; removal of asbestos and minor repairs to roof. ,
 PERM,20/07/2011

APP/11/01771 - Extension of time limit for implementation of Planning Permission
 08/52209/029 for extension to existing restaurant, internal modifications to create a larger kitchen and new escape stair to first floor guest accommodation.,
 PERM,20/01/2012

APP/11/01772 - Extension of time limit for implementation of Planning Permission
 08/52209/030 for Listed Building Consent for extension of existing restaurant.,
 PERM,20/01/2012

APP/12/00334 - Construction of storage area between 2 existing fences to east boundary of site with new slate roof over and feathered edge boards to face.,
 PERM,28/11/2012

APP/12/00353 - Construction of new glazed walkway from access road to reception; rationalising secondary access to bar including alterations to existing porch; creation of beer keg storage area and new access to bar store including removal of an existing window, insertion of new door and erection of 1.8m close board fence; and partial reduction in height of existing brick wall adjacent to main entrance., PERM,29/05/2012

APP/12/00359 - Erection of single storey smokers shelter; modifications to existing external terrace; construction of link from main hotel to annexe, enclosing existing covered walkway and creation of central 'break out area'; replace existing flat roof at east end of annexe with new tiled pitched roof; minor amendments to internal layout.,
 PERM,30/05/2012

APP/12/00370 - Construction of new glazed walkway from access road to reception; rationalising secondary access to bar including alterations to existing porch; creation of beer keg storage area and new access to bar store including removal of an existing window, insertion of new door and erection of 1.8m close board fence; and partial reduction in height of existing brick wall adjacent to main entrance., PERM,29/05/2012

APP/12/00372 - Listed Building Consent for construction of storage area between 2 existing fences to east boundary of site with new slate roof over and feathered edge boards to face., WD,29/05/2012

APP/12/00373 - Listed Building Consent for construction of new glazed walkway from access road to reception; rationalising secondary access to bar including alterations to existing porch; creation of beer keg storage area and new access to bar store including removal of an existing window, insertion of new door and erection of 1.8m close board fence; and partial reduction in height of existing brick wall adjacent to main entrance.

, PERM,30/05/2012

APP/14/00050 - Crown reduce 1No. Yew Tree (T2) by 2m and crown raise by 1m; Crown reduce 1No. Oak (T1) by 1m both trees are subject to TPO 1853. Remove large bow, crown reduce by 5m 1No. Poplar; Fell 1No. Poplar; Crown reduce 2No. Poplars by 4m, trees are within G1 of TPO 1755., PERM,07/03/2014

APP/14/00692 - Erection of 3No. 2bed dwellings with associated landscaping and car parking. Erection of bin and cycles store., PERM,24/09/2014

APP/14/00693 - Single storey front extension (and orangery) to restaurant., WD,01/09/2014

APP/14/00710 - Listed Building Consent for erection of 3No. 2bed dwellings with associated landscaping and car parking. Erection of bin and cycles store., WD,22/09/2014

APP/14/00711 - Listed Building Consent for single storey front extension (orangery) to restaurant., WD,01/09/2014

APP/15/00215 - Single storey front extension (and orangery) to restaurant. Request to Discharge Condition No. 2 & 3 of Planning Permission APP/16/00215 (07.09.16)

, PERM,15/04/2015

APP/15/00231 - Listed Building Consent for single storey front extension (and orangery) to restaurant. Request to Discharge Condition No. 2 & 3 of Planning Permission APP/16/00231 (07.09.16)

, PERM,15/04/2015

APP/15/00314 - Retention of existing external ice rink along with ancillary structures including timber cabin, ice skate stores, roller awning and seating area for use from 1st July 2015 until 2 January 2016., TPP,22/05/2015

APP/17/00613 - Erection of 3No. 2 bed dwellings with associated landscaping and car parking. Erection of bin and cycles stores. (Resubmission). (Approved 04/09/2017). Request to Discharge Conditions 4, 5, 6, 10, 11, 13 and 14 (22/02/21)., PERM,04/09/2017

APP/19/00115 - Listed Building Consent application for removal of existing hotel bar fittings. Insertion of new bar and storage. Redecoration after installation. Modification of hearth and brick surround to existing fireplace in bar area to accommodate a new gas log fire., PERM,05/04/2019

APP/21/01147 - Application for Non-material amendment to Planning Permission APP/17/00613 relating to substitution of new 1.8m high close board fence in place of brick walls to side and rear of gardens to new dwellings; and re-arrangement of car parking layout., PERM,02/12/2021

and other current application:

APP/23/00458 - Proposed 1No. 2 bedroom first floor flat over existing flat roof at first floor to hotel annexe; ground floor side extension to accommodate creation of new entrance.

3 Proposal

Listed Building Consent for 1No. 2 bedroom first floor flat over existing flat roof at first floor to hotel annexe; ground floor side extension to accommodate creation of new entrance.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Grade 2
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

Site

The application site is located on Havant Road on Hayling Island. It comprises the Newtown House Hotel which includes a complex of buildings, part of which have historic interest and are therefore Grade II listed. The site has undergone several additions over the years, most recently, the construction of two private dwelling towards the front of the site. The main historic section is located to the south of the site, with the main entrance facing towards the south boundary. To the north east of the site, adjacent to the parking area, is a detached annexe used for accommodation. This is of relatively modern, brick and tile construction. It has a large flat roof, ground floor extension to the rear of the annexe, the roof of which is used as a balcony and enclosed by railings.

Proposal

Proposed 1No. 2 bedroom first floor flat over existing flat roof at first floor to hotel annexe; ground floor side extension to accommodate creation of new entrance.

Legislative and Policy Context:

When assessing the proposal, the following legislation and policy context is taken in consideration.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The need for the decision taker to attach considerable or special weight to the desirability of preserving the setting of listed buildings has been reinforced through two recent high court decisions of: *Barnwell Manor Wind Energy Limited vs. East Northamptonshire District Council et al* (2014); and *North Norfolk District Council vs. DCLG and Mack* (2014). The above statute and its subsequent and consistent interpretation in recent high court decision emphasises the need for the policies of the NPPF to be implemented whilst always having regard to the need to give special or greater weight to the preservation of the setting of a listed building.

NPPF

The revised NPPF (July 2021) sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs:

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- (a) the nature of the heritage asset prevents all reasonable uses of the site; and
- (b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- (c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- (d) the harm or loss is outweighed by the benefit of bringing the site back into use.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Local Plan

Local planning policy comprises the adopted Havant Borough Local Plan Core Strategy 2011, along with the Allocations Plan 2014. With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CS16 (1a) of the Core Strategy states 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Assessment

The proposed works relates to a detached annexe building, thought to be constructed in the 1950's. This is not part of the main listed building which relates to the Georgian Farmhouse. The existing large flat roof extension does not complement the annexe building, which is of a traditional design and overall, results in a harmful addition to this building. The proposal is to build a first-floor extension above this, which would include extending out the rear building line at two-storey to form an entrance into the new extension. The purpose of this extension would be for further staff accommodation.

The design would feature a new pitched roof extending out from the existing two-storey section, with a hipped roof. The ridge line would be slightly set down to achieve subservience. The new entrance on the east facing elevation would feature two doors and a first floor, pitched roof dormer window, set within the hipped roof section. The north and south facing side elevations would also feature pitched roof dormers. The southeast corner would feature a full height, oak framed panel of glazing.

The proposed extension is in keeping with the character of the main annexe building and is a significant improvement on the existing flat roof extension. The proposal has been well designed and includes points of architectural interest, such as the dormer windows and the full height glazing panel. The more interesting elevation is the south facing, which faces into the more historic part of the main hotel building. Materials which would match with the main annexe are proposed. The proposed works would not directly affect the main listed building and the proposed design would remove the harm resulting from the flat roof extension. Overall therefore, the impact on the designated heritage asset would be negligible. This is subject to further details being provided on materials, window and door design, including more details on the full height glazed panel.

Conclusion

In summary, it is considered that the proposals would not be harmful to the significance of the designated heritage asset, meeting the test set out in Section 66 of the T&CPA 1990 (Listed Buildings and Conservation Areas).

NO OBJECTION subject to the following conditions:

1. Details and / or samples of new external materials to be submitted prior to commencement
2. Full scale or 1:5 details of all new windows and doors to be submitted prior to commencement

Historic England

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological

advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

National Amenity Societies - Historic Environment Advice

None received

Property Management (formerly County Estates Department) Hampshire County Council

None received

6 **Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 25

Number of site notices: 2

Statutory advertisement: 14/07/2023

Number of representations received: 0

Comment	Officer Comment
None received	

7 **Planning Considerations**

- 7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon Listed Building and character of the area

- (i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. Since the site affects a Listed Building, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the determination of this application requiring special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

- (ii) Impact upon Listed Building and character of the area

- 7.3 The impact of the proposals on the character and appearance of the Listed Building has been carefully assessed by the Council's Conservation Officer. The proposed works relate to the more modern detached north-eastern wing, which is not part of the main listing, but does affect the setting of the historic part of the listed building. It is noted that the existing flat roofed section does not compliment either the north-eastern wing building of which it is part, nor the setting of the wider courtyard. The proposed first floor addition above the existing flat roofed section in an appropriately subservient and matching style, would visually improve the appearance of this north-eastern wing and as a result the setting of this rear courtyard and Listed Building.

- 7.4 It is considered that the design proposed, including hipped dormers, and a full height feature oak framed glazing panel would be of an appropriately high quality to enhance the appearance of the north-eastern building and remove the harm resulting from the flat roofed element.

- 7.5 Overall it is considered the proposal would not be harmful to the significance of the designated heritage asset. The proposal is therefore considered to be acceptable, meeting the requirements of Policies CS11 and CS16 of the HBLP (Core Strategy), policy DM20 of the HBLP (Allocations), as well as the statutory duty set out in Sections 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is noted no letters of objection were received in respect of the Listed Building application.

8 Conclusion

- 8.1 The proposed first floor addition would have a limited and acceptable impact on the setting of the Grade II Listed Building in accordance with Section 66, Policies CS11, CS16 and DM20. It is therefore considered to be acceptable and is recommended for listed building consent to be granted - all the necessary conditions are on the associated planning permission.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/23/00480 subject to the following conditions

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.