

STEPHEN JUPP

BA(Hons), LLM, MRTPI

CHARTERED TOWN PLANNER

Planning Department
Civic Offices
Havant
Hants
PO9 2AX

Thursday, 18 January 2024

Dear Sir/Madam:

**Re: Golden Lion PH, 54 Bedhampton Road, Havant
Retention of decked seating area**

HERITAGE STATEMENT

The Golden Lion PH which lies within the Old Bedhampton Conservation Area boundary became a grade II listed building on 21 July 1975 and its listing description reads:

Public House. Early C19. Stucco, with a tile roof. Plain symmetrical front south) of 2 storeys and attic, 3 windows (centre blank). Bracketted eaves, 1st floor band, plinth. Ground floor sashes, 1st floor Victorian sashes. Simple doorcase, with a canopy on brackets, architrave, and ½-glazed door.

It would appear that the property was constructed as a purpose built public house and in terms of its historic interest it is important to aim to keep it functioning as such.

However, the post-COVID economy has hit public houses very hard and the landlord is always trying to ensure that the property is able to retain existing customers and draw in new customers.

To this end he undertaken a drastic change to the rear space which was largely unused and has changed it into a public outdoor eating and drinking space.

This has proved popular and in the applicants view it is essential to retain the outdoor seating on order to ensure the future viability of the use of the historic building as a public house.

PLANNING APPLICATIONS .

AUTOCAD DRAWINGS.

GENERAL ADVICE.

OBJECTION LETTERS.

APPEALS.

SITE DEVELOPMENT APPRAISALS.

LOCAL PLAN SUBMISSIONS.

EXPERT PLANNING ADVICE.

SPECIALISING IN:

DEVELOPMENT CONTROL,

AGRICULTURE,

ENFORCEMENT AND

NATURE CONSERVATION LAW

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A result of the reconfiguration of the car park, the area for vehicle parking is reduced and a low timber fence has been erected in line with the rear wall of the building in order to subdivide the space. The highway authority does not object to the reduced area of parking as sufficient on-street parking exists.

An unfortunate consequence of these changes was the decision of the landlord to relocate the bin store which was at the rear of the car park to in front of the new fence, with no bin store or screening and is viewed in context with the front elevation of the listed building and is clearly visible within the Conservation Area, thereby harming the setting of both the listed building and the Old Bedhampton Conservation Area.

Following an objection from the Council's Conservation Officer it has been decided to resite the bin storage area back to its original position at the rear of the site and this is shown on Drawing 4A.

It is for these reasons I consider that the works – as shown on the amended Drawing 4A - do not adversely affect the setting of the listed building nor that of the wider Conservation Area. It has historically been a public house and it is important for its overall character to have sufficient trade to ensure that it can continue trading. Therefore, facilities such as this should be welcomed.

Accordingly, I conclude that the application, as amended, is acceptable on all counts and trust that officer support will be forthcoming.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Jupp', with a stylized flourish at the end.

STEPHEN JUPP
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Chartered Town Planner