

Recommendation: GRANT LISTED BUILDING CONSENT

APP/19/00871 - Demolition of existing garage; provision of roof structure and

installation of security gate to existing storage facility; for private collection of classic cars. PERM - 24/10/2019

APP/19/00872 - Listed Building Application for demolition of existing garage; construction of new storage facility with roof structure for private collection of classic cars; installation of security gate. PERM - 24/10/2019

APP/20/00587 - 3No. Yew (marked X on plan) crown raise to 3m over footpath, subject to TPO 0496 within G5. PERM - 11/09/2020

APP/20/00665 - Listed Building Application for Proposed alterations to existing storage facility for private classic cars collection, with the addition of a security gate and roof structure, following removal of existing garage. (Revision to previous approvals APP/19/00871 and APP/19/00872). PERM - 23/09/2020

APP/20/00664 - Proposed alterations to existing storage facility for private classic cars collection, with the addition of a security gate and roof structure, following removal of existing garage. (Revision to previous approvals APP/19/00871 and APP/19/00872)., PERM - 23/09/2020

APP/22/00406 - Change of use to Class E office use (including retrospective alterations) from Agricultural Storage building in connection with farming activities. PERM - 11/10/2023

APP/23/00648 - Proposal to replace 1No. window within the east ground floor elevation with a single timber door. Removed window to replace a damaged window within the southern elevation. Proposed veranda with copper roof, wrought iron columns and steel frieze and a proposed balcony at ground floor level to the eastern elevation. Replace existing window with timber French doors and landing steps to the ground floor north elevation and a new car barn to service yard., **Current 'partner' application.**

3 Proposal

Listed building Consent for a proposal to replace 1No. window within the east ground floor elevation with a single timber door. Removed window to replace a damaged window within the southern elevation. Proposed veranda with copper roof, wrought iron columns and steel frieze and a proposed balcony at ground floor level to the eastern elevation. Replace existing window with timber French doors and landing steps to the ground floor north elevation and a new car barn to service yard.

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)

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

5 Statutory and Non Statutory Consultations

Conservation Officer

Assessment

There are several elements to these applications. During the timeframe of the application, amended plans have been submitted following initial concerns raised by officers.

1. Replacement of 1no. windows within the east ground floor elevation with a single timber door (removed window to replace a damaged window in the south elevation)

There is currently no access from the kitchen to the eastern part of the garden. The only way to access this space is to come through the front door and walk round the outside of the house. The original proposal was to change two original sash windows into French doors to access the garden space and onto a new raised balcony area. However, concern was raised that the loss of two windows was not justified, and the plans have been altered to propose the loss of one window only. This will result in a loss of historic fabric however, this loss will be mitigated by the re-use of this window in the south elevation to replace an original window which has been damaged by water ingress. The proposed timber door would match in style to the existing windows. Further details of the new door will be required via a planning condition.

2. Proposed balcony at ground floor level to the eastern elevation

The property includes a basement level, the windows of which are partially visible from the eastern garden space. Instead of steps, a small, raised platform is proposed, to be enclosed by a metal decorative railing. This will tie into the adjacent proposed veranda structure (assessed below). As this has been designed in a traditional style, it would add an interesting feature to the east elevation and would not detract from the architectural significance. Final details of the railing material will be required to be agreed via a planning condition.

3. Proposed veranda with copper roof, wrought iron columns

This will also be located on the east elevation, adjacent to the new raised platform. It features a traditional design using a wrought iron frame with a copper roof. Overall the design achieves a delicate, historic style garden structure which would not be harmful to the architectural significance of the building. Final details of the veranda materials will be required to be agreed via a planning condition.

4. Replace existing timber window with French doors and landing steps to the ground floor north elevation

It is proposed to replace an existing modern timber casement window with a set of

French doors and new steps. It is considered that this will not harm the architectural significance of the building however, final details of the new doors and steps will be required to be agreed via a planning condition.

5. New oak framed car barn to the service yard

An oak framed car port is proposed to be located adjacent to an existing car garage and some external store buildings. The car port would be an open frame structure with a pitched and clay tiled roof. Again, it is considered that this will not harm the architectural significance of the main building, or the curtilage listed buildings however, final material details of the new car port will be required to be agreed via a planning condition.

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:

- Details and / or samples of any new external materials including those for the balcony, veranda and car port hereby approved to be submitted and agreed prior to commencement.
- Full scale or 1:5 details of all new doors to be submitted and agreed prior to commencement.

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: 10

Number of site notices: 1

Statutory advertisement: 25/08/2023

Number of representations received: 0

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 the character and appearance of the Listed Building
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is located outside the defined urban area, the proposals relate to

alterations to an existing dwelling and provision of a domestic outbuilding therefore development is considered acceptable in principle subject to development management criteria.

- 7.3 In this case the proposal includes works to a Listed Building . The proposal must therefore be assessed against the relevant parts of the Planning (Listed Buildings and Conservation Areas) Act 1990 and this assessment is made below.

(ii) Impact upon the character and appearance of the Listed Building.

- 7.4 The site comprises of a Grade II listed building and therefore particular consideration needs to be given to the historical importance of the building when making a proposal for changes.

- 7.5 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Planning Authorities to have special regard to the desirability of preserving listed building or their setting or any features of special architectural or historic interest which they possess.

- 7.6 There are five proposed amendments to the Listed Building. The proposed development includes:

1. Replacement of 1no. windows within the east ground floor elevation with a single timber door (removed window to replace a damaged window in the south elevation)

There is currently no access from the kitchen to the eastern part of the garden. The only way to access this space is to come through the front door and walk round the outside of the house. The original proposal was to change two original sash windows into French doors to access the garden space and onto a new raised balcony area. However, concern was raised that the loss of two windows was not justified, and the plans have been altered to propose the loss of one window only. This will result in a loss of historic fabric however, this loss will be mitigated by the re-use of this window in the south elevation to replace an original window which has been damaged by water ingress. The proposed timber door would match in style to the existing windows. The Agent has confirmed agreement to the pre-commencement condition relating to the submission of final details of the new door should Listed Building Consent be granted.

2. Proposed balcony at ground floor level to the eastern elevation

The property includes a basement level, the windows of which are partially visible from the eastern garden space. Instead of steps, a small, raised platform is proposed, to be enclosed by a metal decorative railing. This will tie into the adjacent proposed veranda structure (assessed below). As this has been designed in a traditional style, it would add an interesting feature to the east elevation and would not detract from the architectural significance. The Agent has confirmed agreement to the pre-commencement condition relating to the submission of final details of the railing material should Listed Building Consent be granted.

3. Proposed veranda with copper roof, wrought iron columns

This will also be located on the east elevation, adjacent to the new raised platform. It features a traditional design using a wrought iron frame with a copper roof. Overall the

design achieves a delicate, historic style garden structure which would not be harmful to the architectural significance of the building. The Agent has confirmed agreement to the pre-commencement condition relating to the submission of final details of the veranda materials should Listed Building Consent be granted.

4. Replace existing timber window with French doors and landing steps to the ground floor north elevation

It is proposed to replace an existing modern timber casement window with a set of French doors and new steps. It is considered that this will not harm the architectural significance of the building. The Agent has confirmed agreement to the pre-commencement condition relating to the submission of final details of the new doors and steps should Listed Building Consent be granted.

5. New oak framed car barn to the service yard

An oak framed car port is proposed to be located adjacent to an existing car garage and some external store buildings. The car port would be an open frame structure with a pitched and clay tiled roof. It is considered that this will not harm the architectural significance of the main building, or the curtilage listed buildings. An oak framed car port is proposed to be located adjacent to an existing car garage and some external store buildings. The car port would be an open frame structure with a pitched and clay tiled roof. It is considered that this will not harm the architectural significance of the main building, or the curtilage listed buildings. The Agent has submitted final details of the brick and stone coping which have been agreed by the Heritage Team.

- 7.7 The Conservation Officer was consulted as part of the application and have raised no objection and have considered that the proposals would not be harmful to the significance of the designated heritage asset.
- 7.8 It is therefore considered that the proposal would preserve the building and its setting and the character and appearance of the area, as required by Sections 66 of the Planning (Listed Building and Conservation Areas) Act 1990 and meet the requirements of Policy CS11, CS16 of the HBLP (Core strategy) and DM20 (Local Plan Allocations). If permission is granted, the conditions of the Conservation Officer are recommended.

(iii) Impact upon residential amenity

- 7.9 It is not considered the proposed alterations would have a harmful impact upon the neighbouring properties adjoining or opposite the application site in terms of overlooking, loss of outlook or over shadowing. It is therefore considered the proposed alterations would have a minimal and acceptable impact upon these neighbouring properties.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

The proposed development is acceptable in principle, is appropriate in terms of design

and its impact on the character of the Listed Building meeting the test set out in Section 66 of the Town & Country Planning Act 1990 (Listed Buildings and Conservation Areas) and would have a limited and acceptable impact on the neighbouring properties meeting the requirements of Policy CS16 of the HBLP (Core strategy). On this basis the proposals are recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/23/00649 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 16 August 2023

Heritage Statement Michael Ricketts Associates July 2023- Received 16 August 2023

Location Plan - Drawing No. 1864-L03 - Received 16 August 2023

Block Plan - Drawing No. 1864-B02A - Received 23 October 2023

Existing Elevations Car Port - Drawing No. 1864-22A - Received 16 August 2023

Existing Floor Plans Car Port - Drawing No. 1864-21 - Received 16 August 2023

Existing Elevations Main House - Drawing No. 1864-31 - Received 16 August 2023

Existing Floor Plans Main House - Drawing No. 1864-30 - Received 16 August 2023

Proposed Elevations Car Port - Drawing No. 1864-24B - Received 11 December 2023

Proposed Floor Plans Car Port - Drawing No. 1864-23 - Received 16 August 2023

Proposed Elevations Main House - Drawing No. 1864-B33A - Received 23 October 2023

Proposed Floor Plans Main House - Drawing No. 1864-B32A - Received 23 October 2023

Site Layout and Roof Plan - Drawing No. 1864-20A - Received 23 October 2023

Recon-stone flat parapet coping - light grey uploaded 12th December 2023

Reason: - To ensure provision of a satisfactory development.

- 3 Full details and / or samples of any new external materials including those for the balcony and veranda hereby approved are to be submitted to and agreed in writing by the Local Planning Authority prior to commencement. The works will then take place in accordance with the approved materials.
Reason: To ensure the appearance of the development is satisfactory and in order to safeguard the building's special architectural and historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.
- 4 Full scale or 1:5 scale details of all new doors including materials and finishes are to be submitted and agreed prior to commencement of development. The doors shall thereafter be provided in accordance with the approved details.
Reason: To ensure the appearance of the development is satisfactory and in order to safeguard the building's special architectural and historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.
- 5 The materials for the proposed car barn shall be shown on drawing number 1864 24B and in the submitted details hereby approved.
Reason: To ensure the appearance of the development is satisfactory and in order to safeguard the building's special architectural and historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.