

Heritage Team Response

Date – 27/11/2023

Planning application – APP/17/00864

Background

Southleigh Park Estate features the remains of an early 19th-century gentleman's estate including; the main house, the clock tower and gate lodge which are Grade II listed and a coach house, dairy and wall which are curtilage listed. The main elevation of the house is the south elevation which overlooks what was the park, including several large oak trees, and is now grazing for Southleigh Farm.

The estate was sold to the Plessey Company in 1969. A new entrance was cut from the Eastleigh Road, the kitchen gardens became a car park and a modern office block was built in the same area. In 1994 the estate, covering 15 acres, became the property of Snell & Wilcox and was developed into the headquarters of the business. Snell and Wilcox have since sold the site for redevelopment and it has lay vacant since 2019.

Proposal

Discharge of conditions 4 and 5 of LBC APP/17/00864.

Condition 4

Prior to the commencement of work a detailed repair schedule shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved schedule.

Reason: To retain control over the development and to ensure an appropriate repair methodology which respects the special architectural and historic interest of the building and having due regard to policies CS11 and DM20 of the Havant Borough Local Plan 2011.

Condition 5

Prior to the commencement of work, details shall be submitted to and approved in writing by the Local Planning Authority to show:-

- a) the means of upgrading the existing doors and frames to meet the prescribed fire safety standards and/or
- b) the design and construction of any new fire doors/glazed screens.
- c) the design, location and method of fixing any new fire prevention/detection systems e.g. smoke detectors, alarms.
- d) the means of providing noise isolation between units.

Reason: To ensure that such details are appropriate to the character, architectural and historic interest of the listed building and having due regard to policies CS11 and DM20 of the Havant Borough Local Plan 2011

Assessment

This application seeks to discharge the pre-commencement conditions (4 and 5) from LBC APP/17/00864.

Condition 4

Several details have been submitted in relation to this condition including a 'Detailed Repair Schedule' (dated 13/9/23) and a number of historic condition reports on the existing windows, chimney stacks, lintel investigations, roof timber investigations, damp investigations, joinery condition investigations and a number of suggested repair measures. This information is very useful in providing an up-to-date account of the heritage assets and how they will be repaired and restored using sensitive and sympathetic techniques, where required.

Overall, the details relating to this condition are satisfactory and the condition can be discharged.

Condition 5

Several details have been submitted in relation to this condition including a 'Fire and Acoustics' report and various detail plans, including those showing insulation, acoustics and fire alarm systems.

On assessment of these details, they are found to be satisfactory in terms of the potential impact on the designated heritage assets and the condition can be discharged.

Conclusion

Both conditions 4 and 5 can be fully discharged.