



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mr S Wilson
Antrims Barn
St Peters Road
Hayling Island
PO11 0RT

Our Ref: 19/00056/CMP
Direct Line: 01730 234223
Ask For: Mrs L Wells
E-mail: lesley.wells@easthants.gov.uk
Date: 16 April 2019

Dear Mr Wilson

RE: TOWN AND COUNTRY PLANNING ACT 1990

Site Address: Antrims Barn, St Peters Road, Hayling Island, PO11 0RT

Description: Unauthorised single storey rear extension to Grade 2 Listed Building, extension of residential curtilage to rear of dwellinghouse and alleged self-contained separate unit of residential accommodation (annexe at front).

With regard to the above matters, I have referred to them below under separate headings.

Unauthorised single storey rear extension to Grade 2 Listed Building

I have now had a chance to check the planning/listed building history for the above site. It is clear from the history that the single storey rear extension has been erected within the curtilage of the listed building. This building is also attached to the listed building. Therefore, a planning and a listed building application is required for this extension, which from our discussion with Peter Fellows, would not be encouraged as the development is not acceptable for the reasons already stated

Extension of residential curtilage to rear of dwellinghouse

Any land used for residential/recreational use outside of the area where the extension has been erected requires planning permission. During two visits to the site play equipment was noted on land outside of the authorised residential curtilage. However, I note your intention to remove these items and use the land for the grazing of sheep. This will be monitored and if this is found to be the case, there will be no need for further action on the Council's behalf. As advised, the Council would not encourage an application for the use of this land for residential/recreational use, as it would be contrary to adopted planning policy.

Self-contained separate unit of residential accommodation (annexe at front).

You advised during the visit that the occupier of the annexe used facilities within the main house, which includes taking some of his meals within this property. You also advised that you previously occupied the annexe when you were converting the barn to residential, when it was lived in for a number of years.

During the visit I noted that the annexe was fully self contained, with a lounge/kitchen area, bathroom and bedroom. Based on the information that you have provided, that the annexe is used ancillary to the main house, there does not appear to be a breach of planning control and no further action is required.

As to the listed building decision outstanding, for which I again apologise, I have requested that it is issued shortly.

Whilst it is your right to apply for permission/consent for the extension, based on the advice already provided this would not be encouraged, as it would not receive the support of officers. Would you please advise within the next 21 days how you intend to resolve these breaches of planning/listed building control?

I must advise, that any further works that are undertaken to the extension are carried out entirely at your own risk.

Yours sincerely

Mrs L Wells
Shared Planning Compliance Manager
Neighbourhood Support

From: Wells, Lesley
Sent: 15 May 2019 07:59
To: bst shared
Subject: FW: Erection of rear extension: Antrims Barn, St Peters Road, Hayling Island 19/00056

Hi Please upload.

Thanks Lesley
Lesley Wells
Shared Planning Compliance Manager
Havant Borough Council & East Hampshire District Council
Penns Place Petersfield GU31 4EX
Direct Tel: 01730 234223 Direct Fax: 01730 234348
Email address: lesley.wells@easthants.gov.uk
General email address: dev.management@easthants.gov.uk
Planning enforcement email address: planning.compliance@easthants.gov.uk
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From: Fellows, Peter
Sent: 14 May 2019 16:46
To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>
Subject: Re: Erection of rear extension: Antrims Barn, St Peters Road, Hayling Island

Hi Lesley the harm would indeed be less than substantial.

Many thanks

Pete

Peter Fellows
Principal Conservation Officer
East Hampshire District Council, Penns Place, Petersfield GU31 4EX
Telephone: 01730 234237
Email: peter.fellows@easthants.gov.uk

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From: Wells, Lesley
Sent: 14 May 2019 15:36:41
To: Fellows, Peter
Subject: RE: Erection of rear extension: Antrims Barn, St Peters Road, Hayling Island

Good afternoon Peter

Looking at the requirements in the NPPF I consider this unlawful development causes less than substantial harm to the historic asset, but would welcome your expert view on this matter.

Many thanks Lesley

Lesley Wells
Shared Planning Compliance Manager
Havant Borough Council & East Hampshire District Council
Penns Place Petersfield GU31 4EX
Direct Tel: 01730 234223 Direct Fax: 01730 234348
Email address: lesley.wells@easthants.gov.uk
General email address: dev.management@easthants.gov.uk
Planning enforcement email address: planning.compliance@easthants.gov.uk

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From: Fellows, Peter

Sent: 13 May 2019 09:16

To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>

Subject: RE: Erection of rear extension: Antrims Barn, St Peters Road, Hayling Island

Good morning Lesley,

To confirm I have had no further contact with Mr Wilson following our meeting. In regards of the extension I am afraid this is not something I could support if an application came in. The structure would adversely affect the simplicity of the barn. Farm buildings, by their nature, are simple, functional structures that were generally built for specific agricultural uses. This is an important and significant element of their character and appearance.

Many thanks

Pete

Peter Fellows

Heritage Team Leader

East Hampshire District Council

Penns Place, Petersfield GU31 4EX

Telephone: 01730 234237



**East
Hampshire**
DISTRICT COUNCIL
PLANNING SERVICES
planning projects team

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From: Wells, Lesley

Sent: 13 May 2019 08:28

To: Fellows, Peter <Peter.Fellows@easthants.gov.uk>

Subject: Erection of rear extension: Antrims Barn, St Peters Road, Hayling Island

Hi Pete

With regards to the above, since writing to Mr Wilson following our meeting, I cannot see from the system that he has contacted the Council. Please let me know if he has contacted you direct?

As the development is unacceptable, I am seeking your formal views, over this development with a view to taking enforcement action.

Your reply within the next 21 days would be appreciated.

Many thanks Lesley

Lesley Wells
Shared Planning Compliance Manager
Havant Borough Council & East Hampshire District Council
Penns Place Petersfield GU31 4EX
Direct Tel: 01730 234223 Direct Fax: 01730 234348
Email address: lesley.wells@easthants.gov.uk
General email address: dev.management@easthants.gov.uk
Planning enforcement email address: planning.compliance@easthants.gov.uk

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From: Wells, Lesley
Sent: 18 July 2019 13:07
To: bst shared
Subject: FW: Acolaid Case 19/00056/CMP

Hi

Please upload.

Thanks Lesley

Lesley Wells
Shared Planning Compliance Manager
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

WORKING PATTERN – Monday, Tuesday, Wednesday, Thursday.

Direct Tel: 01730 234223 Direct Fax: 01730 234348
Email address: lesley.wells@easthants.gov.uk
General email address: dev.management@easthants.gov.uk
Planning enforcement email address: planning.compliance@easthants.gov.uk
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5 FEB - 19 MAR

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From: Wells, Lesley
Sent: 18 July 2019 13:06
To: 'Sam Wilson & Annabel' <antrims.barn@gmail.com>
Subject: RE: Acolaid Case 19/00056/CMP

Dear Mr Wilson

Thank you for your emails and apologies for the delay in replying.

As to your queries, I have replied as follows:

Planning Contravention Notices (PCN) are revealed on Land Charges searches. I note that the PCN has not been returned. Would you please return this completed, within the next 14 days.

The mobility of the extension would have to be demonstrated and thereafter moved on a regular basis for the Council to be satisfied on this point. From my current observations, this is not the case, as it is clearly attached to the host dwelling, with a door from the extension to the host dwelling.

I look forward to receiving the completed PCN.

Yours sincerely

Lesley Wells
Shared Planning Compliance Manager
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

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Direct Tel: 01730 234223 Direct Fax: 01730 234348
Email address: lesley.wells@easthants.gov.uk
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From: Sam Wilson & Annabel [<mailto:antrims.barn@gmail.com>]
Sent: 28 May 2019 14:10
To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>
Subject: Re: Acolaid Case 19/00056/CMP

Dear mrs wells

If was to demonstrate the building being fully mobile would this quash all your concerns about the shed?

Kind regards

Sam

On Tue, 28 May 2019 at 13:20, Lesley Wells <lesley.wells@easthants.gov.uk> wrote:

Dear Mr Wilson

Please find attached a letter which I trust is self-explanatory.

Yours sincerely

Spurred Planning Compliance Manager

Lesley Wells

Lesley Wells

Shared Planning Compliance Manager

From: [REDACTED]
Sent: 13 March 2023 12:49
To: Bebee, Sophie
Subject: RE: Antrims Barn, St Peters Road

Hiya Sophie,

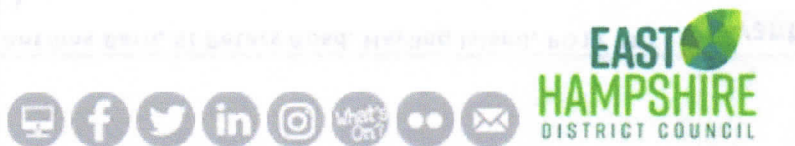
So the listing covers anything which is attached to the building so if the extension is attached to the building (which of course it would be), then it is covered by the listing status, but in this case, doesn't have listed building consent. Where Mr Wilson refers to a shed in his email, does he mean the extension?

Thanks

[REDACTED] | T: [REDACTED] M: [REDACTED]
Principal Heritage Officer, Havant Borough Council & East Hampshire District Council



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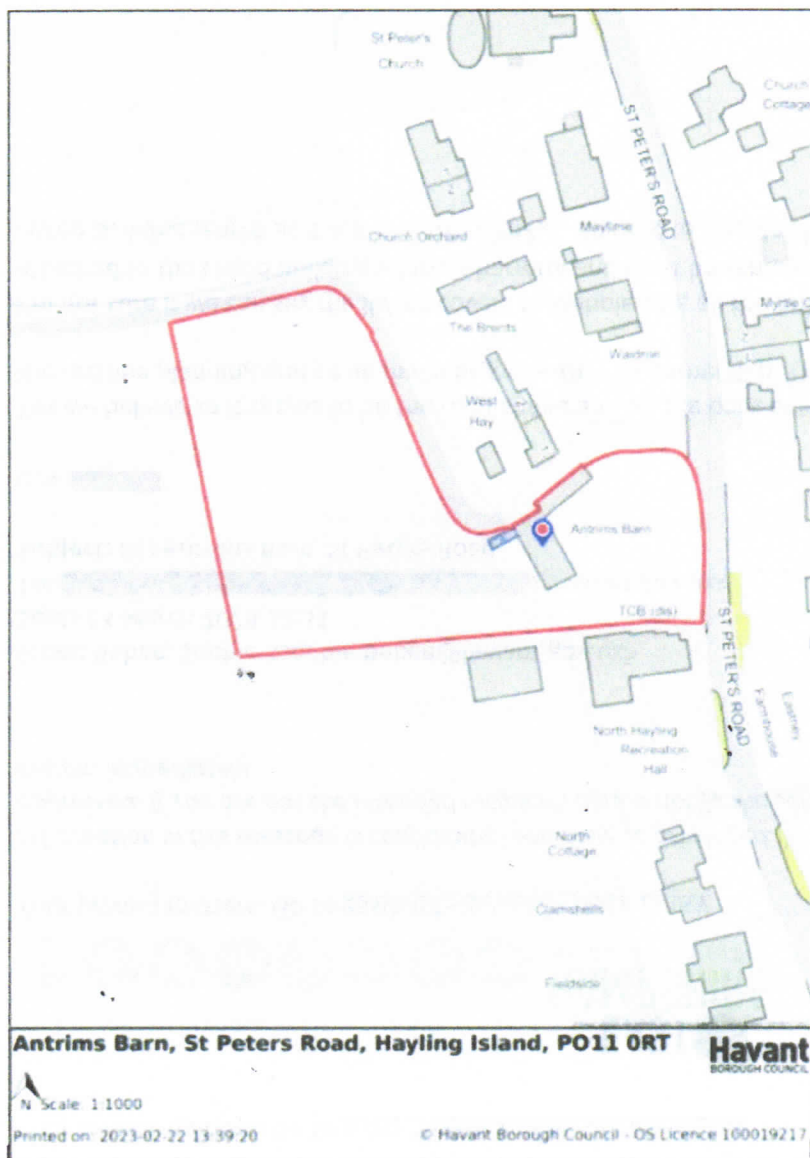
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From: Bebee, Sophie <sophie.bebbe@havant.gov.uk>
Sent: 13 March 2023 12:31
To: [REDACTED]@havant.gov.uk>
Subject: RE: Antrims Barn, St Peters Road

Hey [REDACTED]

Yes we believe so it seems to be the right shape and on the back of the listed building. The Land registry map shows the red line planning unit to be much bigger within his ownership. This is what I included in the notice.

I'm not sure if we can say the listing covers the whole site, all the buildings, or just that we are not happy that it is attached to the Listed Building which is harmful and must be removed (I guess the extension would not feature on a Listed Building search as it is not authorised?)... Wanted to double check this with you 😊



Many thanks
Sophie

From: [REDACTED]@havant.gov.uk>
Sent: 13 March 2023 12:21
To: Bebee, Sophie <sophie.beebe@havant.gov.uk>
Subject: RE: Antrims Barn, St Peters Road

Hi Sophie,

Oh dear....

On the map below, does the rear extension relate to this section?



Kind regards

██████████ | T: ██████████ M: ██████████
Principal Heritage Officer, Havant Borough Council & East Hampshire District Council

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From: Bebee, Sophie <sophie.bebee@havant.gov.uk>
Sent: 13 March 2023 09:45
To: ██████████ <██████████@havant.gov.uk>
Subject: FW: Antrims Barn, St Peters Road
Importance: High

Morning ██████████

I hope you had a lovely weekend?

Mr Wilson is none to happy with the LB enforcement notice. He suggests that the single storey rear extension is not included as part of the listing as shown on the map below? Would you mind including some wording to clarify this point please 😊

Many thanks
Sophie

From: Sam Wilson <antrims.barn@gmail.com>

Sent: 09 March 2023 22:41

To: Weaver, Steve <Steve.Weaver@havant.gov.uk>; Hughes, Claire <Claire.Hughes@havant.gov.uk>; Wilson, Michael <Michael.Wilson@havant.gov.uk>; Bebee, Sophie <sophie.beebe@havant.gov.uk>

Subject: Re: Antrims Barn, St Peters Road

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.



Antrims listed building and c...

Please find attached council maps referring to listed building area and conservation area,

Kind Regards

Sam Wilson

On Thu, 9 Mar 2023 at 14:47, Sam Wilson <antrims.barn@gmail.com> wrote:

Dear Claire Hughes and who ever it concerns

I wanted to ask you to review and withdraw the Enforcement notice on antrims barn with regards to the shed at the rear of the property. Of course I am happy to follow the appeal procedure as mentioned in your letter and if necessary will have my time in front of a judge however this would add significant costs as is well above my remit and would likely cost the public and myself alot of money.

I have spoken to Sophie today to understand the relevance of the mapping attached to the report and outlined the inaccuracies in the report personally i don't think this is due to sophies errors more a failure on hbc due to sophie now being the 4th Enforcement officer to have dealings with the shed and reading a total of over 20 emails and phone conversations including 4 site meetings.

The details shared during the meetings have varied and the council's opinion has changed throughout with varying conservation officers. The construction you refer to is a garden/farm shed which is abbutted to the west of antrims barn; there are no physical connections and antrims barn has not been touched or damaged in any way. As i said on the phone i am not a proffitional in planning tho i did look at the maps provided

The Reasons for asking you to withdraw this notice are as follows.

- 1) The shed is fully portable and mobile construction
- 2) The shed is outside the conservation are as shown by map supplied by HBC
- 3) The shed is outside the listed building area as shown map supplied by HBC
- 4) The shed is not connected to the listed building in any way.
- 5) Ordinarily a shed would not require listed building consent or planning consent.

6) The shed does have a public interest as it helps a farmer produce food which is something which is necessary to yourselves 3 times a day.

7) The Harm Caused to the listed building does not

There are a number of errors and questions generated from the council report which was signed off by senior figures at the council. I have identified these to sophie during our telephone conversation this also included the rather peculiar map which sophie confirmed represents the curtilage of antrims barn from the land registry map I asked weather this was correct and would it not be prudent to use the listed building map as this is a listed building enforcement case. I also queried why there was a photo of the neighbouring property. I was told this was included for transparency as previously I was angry that Amy zelazik had taken photos of all my children's belongings and would not provide copies of them to me. Please could you provide me these photos or confirm they have been deleted from your systems and her system. Nevertheless this photo has nothing to do with the enforcement case in hand.

FYI I have tried to get hold of you 6 times today ringing the numbers supplied with your notice. Unfortunately no one in the planning department or switch board knows who you are and subsequently unable to put me in contact with you. They have given me this email which i have also copied to my local councilors in case you do not receive this or don't work at the council which is what I was told by your switchboard. I have subsequently spoken with Sophie who has answered my questions on mapping and photos included in the report.

I refute the officers suggestion that the owner has not attempted to regulise the position the last email about this was from myself to you which was not responded to.

I understand there is a time limit on this therefore would appreciate a response before 12pm on monday `13th of march.

Kind Regards

Sam Wilson