
Site Address:	The Golden Lion, 54 Bedhampton Road, Havant, PO9 3EY		
Proposal:	Retention of internal alterations (circa 2004 and 2020)		
Application No:	APP/20/00539	Expiry Date:	01/09/2020
Applicant:	Mr Sines		
Agent:	Miss Roberts	Case Officer:	Joseph Toole
	Critchley Architecture and Design Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The application site relates to The Golden Lion PH located within the Old Bedhampton Conservation Area and is a Grade II Listed Building, the details of which state:

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

It is located on the north side of Bedhampton Road with access taken to its east side with a car park to the rear against the eastern boundary. Along the western rear boundary is a customer seating area beneath a wooden pergola style structure linking to an outbuilding in the north eastern corner. The eastern side and rear of the pub itself has previously been extended quite significantly including a single storey side extension incorporating a bay window. A flat roofed area to the rear links to the original single storey rear projection/outbuildings on the western side.

In 2007 a single storey rear covered terrace area, having the appearance of a glazed timber pergola, was permitted to be used as a smoking shelter. In early 2016 this structure was enclosed with white UPVC panels and was being used as additional seating area in connection with an Indian takeaway/restaurant, without the appropriate consents. Enforcement involvement and subsequent negotiations resulted in APP/16/00906 and APP/16/00909 proposing works to remove the unauthorized UPVC and replace the enclosure by re-using the existing supporting timber posts, with additional posts inserted at regular spacings creating panels to be infilled with painted brickwork to match the pub elevations, and painted softwood windows with a stepped approach to the cill heights.

APP/16/00906 and APP/16/00909 required the works to be completed in full by 28th February 2017. When this work was undertaken, the size of the opening doors used were slightly narrower than shown, which resulted in the spacings of the posts being wider to the west of the door. This application has been submitted to regularise the as built elevation details.

2 Planning History

06/70820/000 - Erection of covered terrace area with a glazed timber pergola with two new glazed door openings onto covered terrace from bar area., PERM,22/01/2007

06/70820/001 - Listed Building consent for erection of covered terrace area with a glazed timber pergola, with two new glazed door openings onto covered terrace from bar area., PERM,22/01/2007

APP/11/00082 - Listed Building Consent for the erection of a small 'Limited Waiting' restriction plate to front elevation., PERM,21/03/2011

APP/11/01049 - Listed Building Consent for replacement of 4No. sash windows to front elevation, replacement of side door, replacement of bay window to side elevation and replacement of front step all to main building. New timber doors, rebuilt corners, new corrugated roof with additional and replacement timbers to barn at the rear., PERM,22/07/2011

APP/16/00906 - Listed Building Consent for - enclosure of former smoking shelter, to form single storey extension., PERM,01/12/2016 12:50:17

APP/16/00909 - Enclose former smoking shelter to form single storey rear extension., PERM,01/12/2016

APP/17/00201 - Listed Building Consent for minor revisions to rear elevation of single storey extension approved by APP/16/00906 (Retrospective). , PERM,26/04/2017

3 Proposal

Retention of internal alterations (circa 2004 and 2020)

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)

Listed Building Grade: Grade 2

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

No comment.

Conservation Officer

Proposal:

The listed building application is seeking approval for internal works carried out between 2004 2020. Some of the works were carried out under previous ownership and have only recently come to light. The most recent works relate to the replacement of the internal bar.

The list of works carried out have been described in detail in the Heritage Statement by CAAD July 2020 which has been submitted with the application. This confirms that both the previous and replacement bar were and are free standing and not attached to the physical fabric of the historic building.

With regards to the previous alterations, these were carried out following a fire in 2004 and relate to mainly the insertion of partitioning and doors onto the patio area, as well as the loss of one section of wall to allow for better access to the servery.

Officer Response:

Overall it is considered that the alterations carried out prior to 2020 and the insertion of the new free standing bar, do not harm the significance of the historic building which is primarily derived from its architectural and historic interest.

Conclusion

No objection

Councillor Gary Robinson

I would like to add my positive support for this application and see this as an overall improvement to the venue. In these current times I believe that it helps visitors to socially distance themselves and I hope that once you review all comments/information your recommendation will be in favour of the application.

Councillor Kenneth Smith

No Comment.

Councillor Mark Inkster

No Comment.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: 24/07/2020

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 Grade II Listed Building and the Old Bedhampton Conservation Area
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. In this case the works are to a grade II listed building within the Old Bedhampton Conservation Area and the proposal is consider below.

(ii) Impact upon the Grade II Listed Building and the Old Bedhampton Conservation Area

7.3 The listed building application is seeking approval for internal works carried out between 2004-2020. Some of the works were carried out under previous ownership and have only recently come to light. The most recent works relate to the replacement of the internal bar. The list of works carried out have been described in detail in the Heritage Statement by CAAD July 2020 which has been submitted with the application. This confirms that both the previous and replacement bar were and are free standing and not attached to the physical fabric of the historic building.

7.4 With regards to the previous alterations, these were carried out following a fire in 2004 and relate to mainly the insertion of partitioning and doors onto the patio area, as well as the loss of one section of wall to allow for better access to the servery.

7.5 The Conservation Officer was consulted on this application stating the works seeking approval do not harm the significance of the historic building which is primarily derived from its architectural and historic interest. Therefore, raising no objection. A heritage statement and plans have been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations). Consequently, it is considered that the proposal would help preserve the listed building and the character and appearance of the Conservation Area, meeting the requirements of Policies CS11, CS16 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations) and the statutory duty set out in Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is noted no letters of objection were received with respect to the scheme.

(iii) Impact upon residential amenity

7.6 The proposed development refers to internal works therefore it would not have a negative impact on residential amenity.

8 Conclusion

8.1 The proposal is considered to be appropriate and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/20/00539

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

Location and Block Plan - 16012-101
Existing Plan 2004 - 16012-201A
Existing Plan 2011 - 16012-202B
Existing Plan 2020 - 16012 -203B
Design, Access and Heritage Report

Reason: - To ensure provision of a satisfactory development.