

Recommendation: GRANT LISTED BUILDING CONSENT

APP/15/00388 - Change of Use from Class C2 (Residential institution) to Class C3

(single dwelling)., PERM,19/06/2015

APP/15/00127 - Erection of a single storey wooden building to be used as a club room for Bedhampton Mariners Cricket Club., PERM,01/04/2015

APP/17/00223 - Construction of 1No. four bedroom detached dwelling and detached triple garage and access from Edward Gardens, with associated soft and hard landscaping., REF,11/05/2017

APP/17/00224 - Listed Building Consent for the construction of 1No. four bedroom detached dwelling and detached triple garage and access from Edward Gardens, with associated soft and hard landscaping., WD,15/05/2017

APP/19/00416 - Listed Building Consent for part retrospective, part proposed works to a listed building including emergency works to front porch; rear bay; roofs to later additions; rainwater goods; repairs and repointing, reinstatement of render (lime) to front elevation; French drain around perimeter of building., PERM,27/06/2019

APP/19/00509 - Removal of existing garaging, carport and storage building & replacement with new garage/storage; relocated entrance with new metal gates, low boundary walls with railings.(20.07.19). Request to discharge condition No2 (15.08.19)., PERM,26/07/2019

APP/19/00593 - Listed Building Consent for part retrospective works to rear bay and the timber frame and infill panels to each side of the bay over all floors, including stripping down, repairing and rebuilding including reinstatement of brick noggin and insertion of new windows to match existing.

, PERM,26/07/2019

APP/19/00824 - Materials and Joinery Details, UNK,

APP/19/00944 - Listed Building application for replacement of existing French Doors & Fanlight to east (rear) elevation; insert new French doors to south side of rear extension., PERM,05/12/2019

3 Proposal

Listed building consent to include repairs, reinstatements, retention of new floor/ceiling. Additional alterations to include under floor heating; wood burners x 2; partial removal of walling to GF north range; revealing and restoration of box frame and covered C20th century window opening; removal of modern stair screen, insertion of new post below truss member, new newel and glass balustrade; new screen, stair and partitions to first and attic floors of south range (includes regularisation of some works already undertaken).

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 11
Conservation Area: Old Bedhampton

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

The works are internal therefore I have no comment.

Conservation Officer - No Objection

Site and proposals

The proposals put forward by the applicant seek listed building consent for a wide variety of internal repairs and alterations to the property. It should be noted that some of these works will be retrospective as unauthorised works have already been undertaken to the property which did require listed building consent.

Policy

In terms of heritage the proposals fall to be assessed against the potential impact of the proposals on a) the setting of The Manor and b) the character and appearance of the conservation area. These considerations need reference to national guidance in the form of the Planning (Listed Buildings and Conservation Areas) Act 1999, the NPPF and NPG (National Policy Guidance relating to the Historic Environment).

The Act states that:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Of particular relevance is guidance contained in Historic Environment Good Practice Advice in Planning: 3 – The Setting of Heritage Assets published by Historic England. At the local level policy Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its

design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site.

Policy DM20 of the Allocations Plan states that development proposals must conserve and enhance the historic assets of Havant

Assessment of significance

Both the Planning (Listed Buildings and Conservation Areas) Act and the NPPF attach significant importance to the conservation of historic assets and require decision makers to have special regard to the desirability of preserving listed buildings and their setting.

The Grade II Listed Manor has a high level of significance and may be the oldest surviving dwelling in the area with origins dating back to the sixteenth century. It enjoys an outlook over gardens to the rear which are an important component of the building's setting. The Manor House originally sat in significantly larger grounds, now developed as Edward Gardens. The building has been developed in a number of phases. It has a C16 timber frame core but was substantially enlarged in the C19 with minor additions in the C20. The building with its C19 alterations and additions has a strong architectural significance and fully merits its listing. The C20 storage and garaging while functional is not of architectural or historical significance.

It is considered that whilst the listing focuses on the architectural merit of the property the boundary walls, gardens and surrounding views of the building contribute significantly to the setting. Whilst significantly smaller than the originally planned the gardens are still spacious and contribute strongly to the visual character of the significance of this listed building.

Assessment

The listed building consent application covers a wide range of largely internal works which are well detailed in the applicant's heritage statement. It is very unfortunate that unauthorised works have been undertaken to the property which have caused harm to its character and historic significance. However, I welcome the intention of this application which will allow for works to be undertaken to refurbish the building back to its former glory.

The application itself is well detailed with the works clearly outlined in the heritage statement, plans and methodologies. All works are to be undertaken using traditional methods and techniques which are in keeping with a historic property such as this. This is a good step forward which will right many of the wrongs that have been previously undertaken. Compared to the current state of the property these works will enhance the buildings appearance. It is therefore considered that the works proposed in this application will not harm the listed building or its special interest thereby according with the legislative duties of s16, 66 and 72 of the PLBCAA 1990, the policy requirements of the NPPF (2019) and adopted development plan policies.

As the application is well detailed this negates the need for many conditions. The only details that need condition relate to doors, skirting and flooring. I would be happy for these to be conditioned prior to the works being undertaken rather than prior to development.

Conditions:

- Prior to the installation of any new doors details should be submitted and approved by the LPA
- Prior to the installation of any skirting the details and profile should be submitted and approved by the LPA
- Prior to application of coverings to walls and ceilings in the landing/attic room details need to be submitted and approved by the LPA
- Prior to the installation of the flooring in the inner hallway details need to be submitted and approved by the LPA.

Councillor Gary Robinson

None.

Councillor Kenneth Smith

None.

Councillor Mark Inkster

None.

County Archaeologist - No Objection

I would not raise any below ground archaeological issues.

It is clear from the Heritage Statement that much has been revealed about the buildings origins and development, through the archaeology of the building itself, during the preparation for this planning application and this has informed an understanding of the significance of the building and the impacts of the works. Should the works reveal further evidence of the buildings origins a record of it might be made, but I would defer to your conservation officer as to whether such a provision merited the burden of a planning condition or merely amounts to an aspiration that such a record be used to inform significance for future works at a future date.

Historic England - No comment.

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: 17/01/2020

Number of representations received: 0

Comment	Officer Comment
No comment.	

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

- (i) Principle of the development

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 Old Bedhampton Conservation Area.

The Council's Conservation Consultant has provided comments and is of the opinion that the proposed works are to be undertaken using traditional methods and techniques which are in keeping with this historic property which would enhance the building's appearance, and would not harm the listed building or its special interest. As such it would have a positive impact on the Conservation Area. A heritage statement, plans and methodologies 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 have a positive impact on the listed building and the Conservation Area, meeting the requirements of Policies C11, 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 and the guidance in the National Planning Policy

Framework. It is noted no objections were received with respect to the scheme.

8 **Conclusion**

The proposed works to the listed building are in keeping with its character and appearance and would have a positive impact on the Old Bedhampton Conservation Area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/19/01258 subject to the following conditions

- 1 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.
Reason: To comply with 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:

Heritage Statement v3 December 2019
Section 7 Heritage Statement
Method Statements for Lime Render and Waddle and Daub
The Green Oak Carpentry Co Ltd - Carpentry specifications dated 12 December 2019

Site Location Plan - Drawing No. 100A
Ground Floor Plan - Drawing No. 2B
Basement & First Floor Plan - Drawing No. 3B
Basement & First Floor Plan - Drawing No. 3B
Basement Floor Plan - Drawing No. MHB-01A
Ground Floor Plan - Drawing No. MHB-02A
First Floor Plan - Drawing No. MHB-03
Attic Floor Plan - Drawing No. MHB-04A
Kitchen Alterations - Drawing No. MHB-06A
Stair From FF4 to A1 - Drawing No. MHB-07A
Typical Section Through X-X - Drawing No. MHB-05A

Topographical Survey - Drawing No. 1B
Existing Section A-A & B-B - Drawing No. 6B
Existing Section C-C, D-D, E-E, F-F - Drawing No. 7B
Existing Basement & First Floor Plan - Drawing No. 3B
Existing First Floor Plan - Drawing No. 3B
Existing Ground Floor Plan - Drawing No. 2B
Existing Attic Plan & Section G-G - Drawing No. 7B
Existing Elevations 1 & 2 - Drawing No. 4B
Existing Elevation 3 & 4 - Drawing No. 5B

Sheet 1 Photographic Record/Inventory - Basement: B1, B2, B3
Sheet 2 Photographic Record/Inventory - Ground Floor: G2, G3

Sheet 3 Photographic Record/Inventory - Ground Floor: G4
 Sheet 4 Photographic Record/Inventory - Ground Floor: G5
 Sheet 6 Photographic Record/Inventory - Ground Floor: G6, G7, G8, G9 & G10
 Sheet 7 Photographic Record/Inventory - Ground Floor: G11, G12 & G13
 Sheet 8 Photographic Record/Inventory - Ground Floor: G14
 Sheet 9 Photographic Record/Inventory - Ground Floor: G15, G16 & G17
 Sheet 10 Photographic Record/Inventory - Ground Floor: G18, G20 & G21
 Sheet 11 Photographic Record/Inventory - First Floor: FF1
 Sheet 12 Photographic Record/Inventory - First Floor: FF2, FF10 & FF11
 Sheet 13 Photographic Record/Inventory - First Floor: FF3, FF5 & FF9
 Sheet 14 Photographic Record/Inventory - First Floor: FF4, FF6, FF7 & FF8
 Sheet 15 Photographic Record/Inventory - First Floor: FF12 & FF13
 Sheet 16 Photographic Record/Inventory - First Floor: FF14 & FF17
 Sheet 17 Photographic Record/Inventory - First Floor: FF15 & FF16

Reason: - To ensure provision of a satisfactory development.

- 3 Prior to the installation of any new door details, the details of such shall be submitted to, and approved in writing by the Local Planning Authority. The approved scheme shall be installed in full accordance with the approved details before the occupation of the dwelling and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that such details are appropriate to the character, architectural and historic interest of the listed building in accordance with Policies CS11 and CS16 of the Havant Borough Core Strategy 2011 and Policy DM 20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 4 Prior to the installation of any skirting the details and profile of such skirting shall be submitted to, and approved in writing by the Local Planning Authority. The approved scheme shall be installed in full accordance with the approved details before the occupation of the dwelling and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that such details are appropriate to the character, architectural and historic interest of the listed building in accordance with Policies CS11 and CS16 of the Havant Borough Core Strategy 2011 and Policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 5 Prior to the application of the coverings to walls and ceilings in the landing/attic room the details of such coverings shall be submitted to, and approved in writing by the Local Planning Authority. The approved scheme shall be installed in full accordance with the approved details before the occupation of the dwelling and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that such details are appropriate to the character, architectural and historic interest of the listed building in accordance with Policies CS11 and CS16 of the Havant Borough Core Strategy 2011 and Policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 7 Prior to the installation of the flooring in the inner hallway, details of such flooring shall be submitted to, and approved in writing by the Local Planning Authority. The approved scheme shall be installed in full accordance with the approved details before the occupation of the dwelling and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that such details are appropriate to the character, architectural and historic interest of the listed building in accordance with Policies CS11 and CS16 of the Havant Borough Core Strategy 2011 and Policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.