
Site Address: 7 London Road, Purbrook, Waterloo, PO7 5LQ
Proposal: Listed building consent to replace roof of existing lean-to addition
Application No: APP/19/01229 Expiry Date: 07/02/2020
Applicant: Mr Ogden-Meade
Rocking Horse Nursery
Agent: Mr Leroy-Smith Case Officer: Selina Donophy
Carl Architect Ltd
Ward: Purbrook

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

This application site is a former school house , now used as a nursery located on the West side of London Road, Purbrook. This site is located on the boundary of the St John's Conservation Area and is a Grade II listed building. This building is constructed of flint , matching with the materials used on the adjacent listed building - St John's Church.

This proposal relates to a small lean-to structure located on the South elevation towards the rear of the building. This structure is not historic in nature and is constructed from timber walls and features a corrugated iron roof which is in disrepair.

2 Planning History

None relevant

3 Proposal

Listed building consent to replace roof of existing lean-to addition

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)
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Listed Building Grade: Grade 2
Conservation Area: St Johns

5 Statutory and Non Statutory Consultations

Conservation Officer

The roof would be a like for like replacement to stop the existing issue of water ingress. Whilst this would not achieve an overall betterment from a visual perspective, it would be negligible in terms of change. Furthermore, the structure is not visible from the view of the streestcene and it is located in the private play space for the nursery. Overall it is considered that the proposal would meet the requirements of the relevant national and local policies.

Conclusion

No objection

Conditions:

1. Materials samples and / or technical details including paint / stain finishes required.

Historic England

No comments received

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: 2

Number of site notices: 1

Statutory advertisement: 20/12/2019

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

The Council has a statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to properly assess the impact of development proposals on designated heritage assets. The designated heritage asset most significantly affected by the present proposals is the Grade II listed building the subject of this application. In addition the current proposals affect the St John's Conservation Area and its setting. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent. Any decisions relating to conservation areas (including their setting) must address the statutory considerations of the planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular section 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan. In basic terms new development needs to be informed by the characteristics that contribute to the character of the conservation area and be designed to at least preserve or preferably enhance these qualities.

(ii) Impact upon the Listed Building and Conservation Area

The proposal is for the replacement of the roof of the existing lean to outbuilding located towards the rear of the building. The materials proposed would be like-for-like, including corrugated roofing and painted plaster and would comprise of the replacement of structural timbers, corrugated roof guttering and fascia details.

The impact of this proposal has been assessed by the Council's Conservation Officer who has deemed the proposed changes to be negligible in terms of impact as they would result in very little change visually to the Listed Building structure and surrounding Conservation Area. They have stated no objection in regards to the scheme subject to the compliance of conditions including the provision of samples/details of the paint/ stain finishes as proposed.

8 Conclusion

The proposed replacement roof would preserve the architectural and historic interest of the listed building, and the setting of the St Johns Conservation Area. Therefore this application is considered to be acceptable and it is recommended that listed building consent be granted.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/19/01229 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:

002 Existing and proposed elevations

001A Location and block plan/ ground floor plan

Heritage statement received 13.12.2019

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no construction works shall take place until material samples and/or technical details including details / samples of the paint/stain finishes have been submitted to and approved in writing by the Local Planning Authority. Only the materials/finishes so approved shall be used , in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.