

5 Statutory and Non Statutory Consultations

Conservation Officer

Principal Conservation Officer - No Objection

The proposals relate to the visitor reception building which was formerly a coach house and stables for Leigh Park House which incorporated a bothy for the residential use of estate workers. The building dates to the late 17th century and is deemed to be curtilage listed.

The application seeks permission for alterations and refurbishment works at Visitor Reception Building

It is my view that the applicants have clearly and fully considered the proposals put forward in relation to the significance of the listed building. The listed building consent application covers a wide range of works as outlined in the heritage statement. These works form part of a scheme to restore and refurbish the building. Where new works are proposed they have been designed in a manner that respects the character of the building whilst resulting in minimal loss of historic fabric.

I am of the view that the scheme should indeed be commended for these proposals and they will all be in keeping with what exists currently whilst also restoring the building to a former glory. This is very much in line with current conservation philosophy and practice.

Conditions:

BRICKWORK REPAIRS

Any alterations and repairs to brickwork shall be carried out utilising matching materials, brick bond and jointing details. An appropriate lime mortar shall be used, the specification for which to be agreed in writing by the Local Planning Authority.

Reason - To maintain the character and avoid damage to the listed building.

Councillor Jo Lowe

No Comment.

Councillor Malc Carpenter

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: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received:

7 Planning Considerations

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

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

(ii) Impact upon the character and appearance of the area

- 7.2 The proposals relate to the visitor reception building which was formerly a coach house and stables for Leigh Park House which incorporated a bothy for the residential use of estate workers. The building dates to the late 17th century and is deemed to be curtilage listed.

- 7.3 The Council's Conservation Officer was consulted on the application and raised no objection. It is considered that the proposed works have been designed in a manner that respects the character of the building whilst resulting in minimal loss of historic fabric.

- 7.4 A condition was requested by the Conservation Officer regarding brickwork repairs. This has been recommended.

(iii) Impact upon residential amenity

- 7.5 The proposed works are not considered to have a negative impact upon residential amenity.

8 Conclusion

- 8.1 Havant Borough Council **RAISE NO OBJECTION** in principle to this County Application.

9 RECOMMENDATION:

That the Head of Planning be authorised to **RAISE NO OBJECTION** for application APP/20/00374

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning 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:

Location Plan - P12426-101-P2
Site Plan with Listed Building - P12426-102-P1
Contractor Site Access - P12426-103-P2
Site Photographs - P12426-104-P1
Proposed Ground Floor Plan - P12426-221-P2
Proposed First Floor Plan - P12426-222-P2
Detailed Floor Plan - P12426-231-P2
Proposed Elevations - P12426-302-P2
Drainage Survey Report
Heritage Statement
Heritage Statement Appendix A
Heritage Statement Appendix B
Planning Supporting Statement

Reason: - To ensure provision of a satisfactory development.

- 3 Any alterations and repairs to brickwork shall be carried out utilising matching materials, brick bond and jointing details. An appropriate lime mortar shall be used, the specification for which to be agreed in writing by the Local Planning Authority.

Reason - To maintain the character and avoid damage to the listed building in accordance to CS16 and CS11 of the Havant Borough Local Plan (Core Strategy) 2011.