

Principal Conservation Officer – No objection

Site and proposals

The Manor (House) was first added to the statutory list of buildings on 21 July 1975 – grade II. It also forms part of Old Bedhampton Conservation Area, as designated in 1994. The building's previous use was for supported communal living for the active elderly. However, after being empty for a considerable time it has now been sold with the planned use being for a single dwelling house.

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 1990, 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 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.