

Recommendation: **GRANT LISTED BUILDING CONSENT**

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Ancillary to Grade II Listed Building

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

The proposed dormer is of a polite and subservient design that has minimal intervention to the roof slope and which proposes to use matching materials. The proposed roof lights would be conservation style so in keeping. Overall it is not considered that the proposal would be harmful to the main designated heritage asset of Hollybank House or the Coach House itself. As such, I have no objections subject to the following conditions:

1. Materials to match

Reason: In order to safeguard the building's special architectural and historic interest.

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: 4

Number of site notices: 1

Statutory advertisement: 18/10/2019

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 Listed Building

- (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. In this case the works are to a building of which is of ancillary use to a grade II listed building. The proposals are considered below.

(ii) Impact upon the Listed Building

Section 66 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 any special architectural or historic interest when considering whether to grant listed building consent.

This proposal has been considered in detail by the Council's Conservation Officer who has advised that the dormer would not be harmful to the existing roof slope due to the minimal intervention that it would have with existing features. The materials include slate hanging tiles of which would match that of the existing building as well as brown timber windows also to match existing, and Conservation rooflights. These materials are considered to be in keeping with the existing property features, and the proposal is deemed to be modest in scale.

8 Conclusion

In conclusion, the proposed development is considered to preserve the character and appearance of the Listed Building and Listed Building Consent can therefore be recommended subject to the following conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/19/01003 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:
PL.269.19.01 existing floor plans
PL.269.19.02 existing elevations
PL.269.19.03 proposed floor plan and section A-A
PL.269.19.04 proposed elevations
Heritage statement received 11.10.2019
Reason: - To ensure provision of a satisfactory development.
- 3 All works of external repair, restoration and replacement shall faithfully match the original features, unless otherwise agreed with the Local Planning Authority in writing.
Reason: To secure a satisfactory and sympathetic form of development and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.