

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., PERM,

3 Proposal

Listed Building Consent is sought 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.

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 2
Conservation Area: Old Bedhampton

5 Statutory and Non Statutory Consultations

Conservation Officer

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 for a number of emergency works 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 is proposing works to reinstate the entire rear bay, based on the advice and experience of a respected specialist, an approach based on the condition of the bay and its elements and on the advice of the timber framed specialist. This is well detailed in the applicant's heritage statement and accompanied plans. It is very unfortunate that further unauthorised works have been undertaken to the property without the prior involvement of a conservation officer. However, in seeking pragmatic way forward it is clear that urgent work to the bay is needed. It was evident from my site visit that decay and poor workmanship is evident throughout. I therefore welcome the intention of this application which will allow for reinstatement of the bay.

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 start to right some 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. My only comment would be that the replacement window will need to be clearly articulated through the submission of detailed scaled drawings. I note that on the previous applications for the property that details for windows have been submitted and agreed.

I would be happy to agree this again for the new window subject to clarification from the applicant.

Condition:

Other than the works to the timber framing outlined in this application, no additional members of the timber frame structure of the building may be altered or removed without the details having been submitted to and approved in writing by the Planning Authority.

Reason - To maintain the architectural interest and structural integrity of the building.

Councillor Gary Robinson

Councillor Kenneth Smith

Councillor Mark Inkster

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: 2

Statutory advertisement: 21/06/2019

Number of representations received: 0

Comment	Officer Comment
None.	

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 grade 2 Listed Building and Old Bedhampton Conservation Area

The Council's Conservation Consultant has provided comments and is of the opinion

(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 grade II listed building within the Old Bedhampton Conservation Area and the proposals are consider below.

(ii) Impact upon the grade 2 Listed Building and Old Bedhampton Conservation Area

The Council's Conservation Consultant has provided comments and welcomes the intention of this application which provides for the reinstatement of the bay with the proposed works undertaken using traditional methods and techniques which are in keeping with the 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 methodology 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 and 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. It is noted no letters of objection 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/19/00593 subject to the following conditions:

- 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 Other than the works to the timber framing outlined in this consent, no additional members of the timber frame structure of the building may be altered or removed without the details having been submitted to and approved in writing by the Planning Authority.

Reason - To maintain the architectural interest and structural integrity of the building.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Heritage, including Design and Access Statement and Methodology Statement
Murphy Associates dated April 2019

Photographic record of rear bay to east elevation

Photographic record of rear bay to east elevation

Site plan

Frame as repaired plan

Frame as existing plan

East elevations – drawing No: 5, Rev B

Attic Plan & Section G-G – drawing No: 7, Rev B

First floor plan – drawing No: 3, Rev B

Ground floor plans – drawing No: 2, Rev B

Site location & block plan – drawing No: DGC-21909/G.O1

Reason: - To ensure provision of a satisfactory development.