

Recommendation: **RAISE NO OBJECTION**

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

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: II
Conservation Area: Sir George Staunton

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control
Heritage Team Leader:

Following a site visit it is clear that the existing boundary wall is in a poor state of repair in a number of places. There is a distinct lean to the wall with a number of significant cracks running through the structure. It is therefore accepted that the works are required to the wall to ensure its stability and future.

The size of the new brick piers pay regard to the scale of the boundary wall and the materials used will ensure that they match existing materials on the site. The piers are also necessary to ensure the future structural integrity of the wall.

The other works include general repairs, removal of foliage and the replacement of copings. These works are entirely necessary and will ensure the restoration is in a sympathetic manor that will be in keeping with the existing structure.

In conclusion the proposals are appropriate and necessary to ensure the future of this important and historic wall. As I such I fully support the proposals.

Suggested Conditions:

- Material details which should include mortar details (prior to the commencement of work)

6 Community Involvement

Not required for a HCC consultation.

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

7.2 The site lies outside the urban area and in addition Policy CS11 seeks to protect and enhance the environment and heritage of the borough. The proposal comprises the reinstatement of brick piers to the wall. The coping would be repaired to match existing, with mortar used in the reconstruction work.

- 7.3 This proposal is for Listed Building Consent and the site is located within the Sir George Staunton Conservation Area. The proposals must therefore be assessed against the relevant parts of the Planning (Listed Buildings and Conservation Areas) Act 1990 and this assessment is made below.

(ii) Impact upon the Listed Building _

Section 66 of the Planning (Listed Buildings and Conservation Area) 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. It has been noted that there are several cracks and leaning occurring to this historic wall, therefore significant repair works are necessary to retain some stability and structure to the wall for the future. The Council's Conservation Officer has judged that the materials are in keeping with the existing materials on site and that the brick piers are acceptable in scale in relation to the existing wall. It is therefore concluded that the works will effectively preserve the listed building.

8 Conclusion

- 8.1 Havant Borough Council **RAISES NO OBJECTION** to this County Application.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **RAISE NO OBJECTION** for application APP/19/01193 subject to the following conditions:

- 1 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.
Reason: To comply with 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:

701 SHEET 1 OF 3 tree survey
C09277-HCC-ZZ-1000 P1 00 location plan
C09277-HCC-ZZ-1100 P1 00 site plans as proposed
C09277-HCC-ZZ- 2150 P1 00 south wall proposed North elevation
planning and heritage statement received 04.12.2019
Wall repair form received 04.12.2019

Reason: - To ensure provision of a satisfactory development.
- 3 Construction of the alteration and repair works hereby permitted shall not commence until samples and details of all external facing materials have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.