

Recommendation: GRANT LISTED BUILDING CONSENT

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)
CS4 ()

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)
AL3 (Town, District and Local Centres)

Listed Building Grade: Grade 2

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer

Site and proposals

Magnolia House is a good example of a three-story town house that dates from the 18th century. It is Grade II listed and is located within the St Faiths Conservation Area. It is currently being used as a dentist surgery on the ground floor with residential use on the first and second floors.

The proposals seek listed building consent for:

- The change of use of the reception to a dental surgery
- The use of the waiting room to include the reception area
- The installation of a decontamination room within an outbuilding
- Supplementary structural support to ground floor due to timber decay
- Replacement of flat roof covering

Policy Context

Section 16 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 special architectural or historic interest when considering whether to grant listed building consent.

Assessment

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.

The applicants have submitted a lot of information which negates the need for many conditions.

Conditions:

- Materials to match

County Archaeologist

Thank you for your consultation. The site is located within the core of the Roman town of Havant, however, as the work to be carried out does not appear to involve any substantive ground disturbance, then there are no archaeological issues that I would wish to raise in this instance. The proposed works will have a material impact upon Magnolia House which is a Grade II Listed Building and in this I would defer to any advice offered by the Borough Council Conservation Officer.

Historic England

On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are attached

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: 25

Number of site notices: 1

Statutory advertisement: 31/01/2020

Number of representations received: 0

Comment	Officer Comment
None received	

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 Listed Building and Conservation Area

- (i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. Since the site lies within a Conservation Area and affects a Listed Building, Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the determination of this application requiring special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest, as well as the desirability of preserving or enhancing the character or appearance of a conservation area.

(ii) Impact upon Listed Building and Conservation Area

7.3 The proposed alterations are mainly internal and seek modest alterations including the infilling of an existing opening, addition of stud partition and strengthening of basement supports - to enable a reconfiguration of the internal uses of some of the rooms. In addition a repair to the flat roof at the rear has already taken place, and this application seeks retrospective consent for these works. The impact of the proposals on the character and appearance of the Listed Building has been carefully assessed by the submitted Heritage Statement and concludes that there would be no loss of historic fabric. The Councils Conservation Officer has been involved in the scheme via pre-application advice and concurs that the scheme will help to restore the building and has given appropriate consideration to the significance of the listed building. On this basis there is no objection to the proposal which would result in less than substantial harm to the significance of the Listed Building.

7.4 In terms of preserving or enhancing the character of the Conservation Area it is noteworthy that the alterations are mainly internal, with the exception of the flat roof covering. Overall the external appearance of the building would be unaffected, continuing to preserve the character of the Conservation Area and wider AONB. The proposal is therefore considered to be acceptable, meeting the requirements of Policies CS11, CS16 and DM20 of the HBLP (Core strategy).

8 Conclusion

8.1 The conservation officer is of the opinion that the proposal preserves the character of this Grade II Listed Building and the character and appearance of the Conservation Area in accordance with Section 66 and 72 and Policies CS11 and DM20. It is therefore considered to be acceptable and is recommended for listed building consent to be granted.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/20/00053

(A) 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:

Design, Access and Heritage Statement by Jane Jones Associates dated January 2020

Existing and Proposed Site Location Plan Drawing No. 692/PL 108

Proposed Plan and Elevations Drawing No. 692/PL 104 Rev A

Proposed Plan and Elevations (2) Drawing No. 692/PL 105

Proposed First Floor, Second Floor and Basement Plans Drawing No. 692/PL 107 Rev A

Proposed Site and Roof Plan Drawing No. 692/PL 106

Proposed External Elevations Drawing No. 692/PL 201

Cellar - Structural Remedial Works - Sheet 1 Drawing No. 205727-01-P1

Proposed Basement Plan with Annotations Drawing No. 692/PL 109

Photographs of Basement - Drawing Nos. 692/PL 808, 809, 810, 811 & 812

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.