

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.(20.07.19). Request to discharge condition No2 (15.08.19)., PERM,26/07/2019

APP/19/00593 - Listed Building Consent 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.

, PERM,26/07/2019

APP/19/00824 - Materials and Joinery Details, UNK,

3 Proposal

Listed Building application for replacement of existing French Doors & Fanlight to east (rear) elevation; insert new French doors to south side of rear extension.

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

Havant Borough Local Plan (Allocations) July 2014

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.

This application includes two changes to the building, one being to the existing French doors and fanlight to the rear of the southern Victorian (Period D) cross-wing, added during the occupation of Woodthorpe Clarke (1845 – 1857) and the other to the south facing elevation of a 1930s addition.

Policy

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

The joinery details of both would match that of the approved French Doors already inserted into the single storey angled bay and as such this would enhance the appearance of the rear elevation. It is pleasing to see that the existing shutter boxes and shutters would be retained and redecorated. These are considered to be from an earlier phase and are part of the internal quality and appearance of the building and this room.

The additional French doors to the former bedroom to the modern extension added to the east of the kitchen would see the removal of brickwork. However, as this section of no historic value, it is considered that no harm would arise to its special interest. The doors would also improve the internal quality of the accommodation.

In consideration the proposals would not harm the historic or architectural interest of the building and are therefore acceptable.

Condition:

- Joinery and glazing details for the French doors should match those which have been previously approved under APP/19/00416

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: 7

Number of site notices: Not applicable.

Statutory advertisement: 11/10/2019

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) Impact upon the grade 2 Listed Building and Old Bedhampton Conservation Area
- (ii) Appropriateness of design and impact on the character of the area

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

- 7.2 With regards to reference APP/19/00593, the Council's Conservation Consultant provided comments and welcomed the intention of the application for the reinstatement of the bay with the proposed works undertaken using traditional methods and techniques which were in keeping with the historic property enhancing the building's appearance, and not harming the listed building or its special interest. As such it has a positive impact on the Conservation Area.
- 7.3 The proposed development would replace the existing French Doors & Fanlight to east (rear) elevation and insert new French Doors to south side of rear extension. The joinery details of both French Doors would match those of the approved French Doors to the angled single storey bay under reference APP/19/00416. The Council's Conservation Consultant raised no objection to the application, stating the proposal would not harm the historic or architectural interest of the building and are therefore acceptable.
- 7.4 Consequently, it is considered that the proposal would meet 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.

(ii) Appropriateness of design and impact on the character of the area

- 7.5 As previously mentioned the joinery details of both French Doors would match that of the approved French Doors already inserted into the single storey angled bay and as such this would enhance the appearance of the rear elevation. They would be single glazed with histo-glass and painted to match. Therefore, the design will be in keeping with the character of the Listed Building.
- 7.6 The additional French Doors to the former bedroom to the modern extension added to the east of the kitchen would see the removal of brickwork. However, the Council's Conservation Consultant states this section has no historic value, therefore it is considered that no harm would arise to its special interest. The doors would also improve the internal quality of the accommodation.
- 7.7 The design and appearance of the proposal is deemed appropriate in the context to the listed building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

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/19/00944

- 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:

Site Location Plan - 100 REVA

Rear Elevation - Existing & Proposed - 14132-1

Side South Elevation - Existing & Proposed - 14132-2

Existing Ground Floor Plan - 14132-3

Proposed Ground Floor Plan - 14132-4

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Joinery and glazing details for the French doors should match those which have been previously approved under APP/19/0041.

Reason: - To ensure provision of a satisfactory development.