

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 seek planning permission for a detached garage following the demolition of the existing garage. It is also proposed to relocate the existing entrance with new metal gates, low boundary walls and railings.

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 199, 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

The existing structure of an unattractive design that is not in keeping with its surroundings. It is also in a poor state of repair. As such it is considered that removal of this outbuilding is acceptable.

The design of the proposed garage is acceptable, utilising materials suited to the style and character of the listed building to avoid it being overly suburban. The roof profile has been designed in a traditional form which is capable of accommodating good quality tiles. The use of good quality materials will be key to the successful integration of this new building. These details need to be conditioned as they are not covered by the present information supplied.

With reference to the proposed boundary treatment and new access it is considered that the new entrance with gates and railings would provide a more appropriate setting to the forecourt, containment of the site and a more befitting approach to the Manor. Overall it is considered that the proposals would improve the setting of the listed Manor House and this part of the Conservation Area.

The proposed works will therefore not harm the character of the listed building or its setting and as such its historical significance will not be affected.

Conditions:

1. Materials Samples to be submitted (for garage)
2. Window/door details 1:20 elevations, 1:5 sections
3. Guttering details (for garage)