

90/52209/005 - 2 storey ext at rear of hotel to form 9 add'l bedrooms with car parking & landscaping & re-alignment of front wall adjoining access onto Manor Road, PERM, 96/52209/017 - Internal alterations and single storey extension to south elevation, (revised application), PERM, 06/09/1996

96/52209/018 - Listed Building application for internal alterations and single storey extension to south elevation (revised application), PERM, 06/09/1996

95/52209/015 - Internal alterations and single storey extension to south elevation, REF, 09/02/1996

95/52209/016 - Listed building application for internal alterations and single storey extension to south elevation, REF, 09/02/1996

91/52209/006 - Single storey 3 bedroom extension to north of annexe (in addition to 9 bedrooms previously approved), REF,

91/52209/007 - Proposed single storey building for hotel staff accommodation to north of existing hotel, REF,09/04/1991

91/52209/008 - Two storey extension to annexe building to form four additional bedrooms (in addition to previously approved nine beds), PERM,

92/52209/010 - Listed Building Application for single storey extension a rear., REF,

92/52209/009 - Single storey extension to bar area, REF,

93/52209/011 - Single storey bar extension and associated car parking., REF,29/04/1993

93/52209/012 - Listed building consent for single storey bar extension and associated car parking., REF,29/04/1993

93/52209/014 - Listed building application for removal of chimney and stack complete., PERM,

08/52209/019 - Construction of new external walkway to rear of existing bar and function room. , PERM,04/03/2008

08/52209/020 - Conversion of existing swimming pool building to function suite. Alterations to fenestration and glazed screen creating enclosed walkway., WD,28/02/2008

08/52209/021 - Listed Building Consent for conversion of swimming pool building to function suite. Alterations to fenestration and glazed screen creating enclosed walkway., WD,28/02/2008

08/52209/022 - Listed Building Consent for construction of new external walkway to rear of existing bar and function room. , PERM,04/03/2008

08/52209/023 - Conversion of existing swimming pool building to function suite. Infilling of 2 small external areas to create walkway. Use of existing tennis court for car parking. Addition of acoustic screening. (Revised application.), PERM,28/05/2008

08/52209/024 - Listed Building Consent for new brick wall, 2 new glazed screens and roof over to complete existing walkway. Change use of swimming pool and gym. Use of existing tennis court for car parking. (Revised application.), PERM,20/05/2008

08/52209/025 - Listed Building Consent for internal alterations and replacement of first floor windows., PERM,13/06/2008

08/52209/026 - Discharge of condition 2 of Planning Permission 08/52209/019., PERM,24/06/2008

08/52209/027 - Works to 1950's annexe including new door and windows to ground floor west elevation., PERM,11/07/2008

08/52209/028 - Works to 1950's annexe. New door and windows to ground floor west elevation. Internal alterations to create additional ensuite bathroom. Additional minor internal alterations., PERM,15/07/2008

08/52209/029 - Extension to existing restaurant. Internal modifications to create a larger kitchen. New escape stair to first floor guest accommodation., PERM,19/11/2008

08/52209/030 - Listed Building Consent for extension to existing restaurant. , PERM,21/11/2008

09/52209/031 - Modifications to grounds to create new parking spaces and extension to road layout to create one way road system, including new access to Manor Road., REF,22/07/2009

09/52209/032 - Area of existing fruit trees cleared to allow for new access drive and additional parking spaces. A new planting buffer added between proposed car park spaces and boundary line. New access onto Manor Road., UNK,

09/52209/033 - Discharge of Condition No. 2 of Planning Permission 08/52209/029., UNK,

09/52209/034 - Discharge of Condition No.s 2 & 3 of Listed Building Consent 08/52209/030., UNK,

09/52209/035 - Modifications to grounds to create new parking spaces and extension to road layout to create one way road system, including new access to Manor Road. , PERM,06/10/2009

09/52209/036 - Listed Building Consent for the repair and extension of boundary wall., PERM,12/10/2009

APP/10/00299 - Discharge of Condition No's 3, 5 and 6 of Planning Permission 09/52209/035., PERM,15/09/2010

APP/10/00412 - Application for non-material changes to Planning Permission No. 08/52209/029 relating to modification to existing chimney., PERM,18/08/2010

APP/11/00286 - Listed Building Consent for internal works to stable block; structural support to existing oak floor beams; removal of asbestos and minor repairs to roof. , PERM,20/07/2011

APP/11/01770 - Discharge of Condition No. 2 of Planning Permission 08/52209/029 - Full Planning and 08/52209/030 - Listed Building Consent., WD,20/12/2011

APP/11/01771 - Extension of time limit for implementation of Planning Permission 08/52209/029 for extension to existing restaurant, internal modifications to create a larger kitchen and new escape stair to first floor guest accommodation., PERM,20/01/2012

APP/11/01772 - Extension of time limit for implementation of Planning Permission 08/52209/030 for Listed Building Consent for extension of existing restaurant., PERM,20/01/2012

APP/12/00334 - Construction of storage area between 2 existing fences to east boundary of site with new slate roof over and featheredge boards to face., PERM,28/11/2012

APP/12/00353 - Construction of new glazed walkway from access road to reception; rationalising secondary access to bar including alterations to existing porch; creation of beer keg storage area and new access to bar store including removal of an existing window, insertion of new door and erection of 1.8m close board fence; and partial reduction in height of existing brick wall adjacent to main entrance., PERM,29/05/2012

APP/12/00359 - Erection of single storey smokers shelter; modifications to existing external terrace; construction of link from main hotel to annexe, enclosing existing covered walkway and creation of central 'break out area'; replace existing flat roof at east end of annexe with new tiled pitched roof; minor amendments to internal layout., PERM,30/05/2012

APP/12/00370 - Construction of new glazed walkway from access road to reception; rationalising secondary access to bar including alterations to existing porch; creation of beer keg storage area and new access to bar store including removal of an existing window, insertion of new door and erection of 1.8m close board fence; and partial reduction in height of existing brick wall adjacent to main entrance. PERM,29/05/2012

APP/12/00372 - Listed Building Consent for construction of storage area between 2 existing fences to east boundary of site with new slate roof over and featheredge boards to face., WD,29/05/2012

APP/12/00373 - Listed Building Consent for construction of new glazed walkway from access road to reception; rationalising secondary access to bar including alterations to existing porch; creation of beer keg storage area and new access to bar store including removal of an existing window, insertion of new door and erection of 1.8m close board fence; and partial reduction in height of existing brick wall adjacent to main entrance., PERM,30/05/2012

APP/14/00692 - Erection of 3No. 2bed dwellings with associated landscaping and car parking. Erection of bin and cycles store., PERM,24/09/2014

APP/14/00693 - Single storey front extension (and orangery) to restaurant., WD,01/09/2014

APP/14/00710 - Listed Building Consent for erection of 3No. 2bed dwellings with associated landscaping and car parking. Erection of bin and cycles store., WD,22/09/2014

APP/14/00711 - Listed Building Consent for single storey front extension (orangery) to restaurant., WD,01/09/2014

APP/15/00215 - Single storey front extension (and orangery) to restaurant. Request to Discharge Condition No. 2 & 3 of Planning Permission APP/16/00215 (07.09.16) , PERM,15/04/2015

APP/15/00231 - Listed Building Consent for single storey front extension (and orangery) to restaurant. Request to Discharge Condition No. 2 & 3 of Planning Permission APP/16/00231 (07.09.16), PERM,15/04/2015

APP/15/00314 - Retention of existing external ice rink along with ancillary structures including timber cabin, ice skate stores, roller awning and seating area for use from 1st July 2015 until 2 January 2016., TPP,22/05/2015

APP/17/00613 - Erection of 3No. 2 bed dwellings with associated landscaping and car parking. Erection of bin and cycles stores. (Resubmission). , PERM,04/09/2017

3 Proposal

- 3.1 Listed Building Consent application for removal of existing hotel bar fittings. Insertion of new bar and storage. Redecoration after installation. Modification of hearth and brick surround to existing fireplace in bar area to accommodate a new gas log fire.

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)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Grade 2

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

No objection.

Conservation Officer, Development Control

Principal Conservation Officer - No Objection

The site is located on the east side of Manor Road in Hayling Island and includes the Newtown House Hotel and its grounds. The hotel is a two/three storey red brick building from C19 with gable fronts and feature bay - it is a Grade II Listed Building. The building has had numerous extensions and alterations and includes detached leisure buildings, which are not part of the listing.

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.

The work entails work to remove and replace the existing bar and modify the fireplace within the bar area. This is covered in the Heritage Statement supported by photographs and perspective drawings.

- I am satisfied the internal works affect primarily modern additions and will not result in any loss of architectural/historic interest.
- The proposed changes represent an enhancement to the internal space which will not harm the significance of the heritage asset.

I am therefore satisfied the proposals are well considered and will not impact detrimentally upon the listed building.

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: 17

Number of site notices: 1

Statutory advertisement: 15/02/2019

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) Principle of development
- (ii) Impact upon the Listed Building and character of the area

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

7.3 In this case the proposal includes internal alterations to a Listed Building and therefore must 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 and character of the area

7.4 The Newtown House Hotel is a listed building and as such there is particular importance to protect and maintain the heritage of the building. Therefore the Conservation Officer has been consulted with and has come back with comments stating *'The work entails work to remove and replace the existing bar and modify the fireplace within the bar area. This is covered in the Heritage Statement supported by photographs and perspective drawings. I am satisfied the internal works affect primarily modern additions and will not result in any loss of architectural/historic interest. The proposed changes represent an enhancement to the internal space which will not harm the significance of the heritage asset. I am therefore satisfied the proposals are well considered and will not impact detrimentally upon the listed building.'* As the works impact internal parts of the hotel there are no exterior changes and therefore no visual alteration to the listed building from Manor Road. Following the assessment carried out by the Conservation Officer in regards to the internal alterations the proposal is considered to be acceptable and to have a limited and acceptable impact on the character and appearance of the listed building.

7.5 The development is considered to preserve the character of the listed building and thus accords with the statutory duty set in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8 Conclusion

8.1 The internal alterations proposed to the hotel and specifically in relation to the bar and fireplace are considered to have a limited and acceptable impact on the character and historic integrity of this listed building. Therefore the proposed development is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policies CS16 and CS11 and the application can be granted Listed Building Consent, subject to conditions.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/19/00115 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:

Conservation and Design Statement: Received 25.01.2019

Photographs received 11.02.2019

Block and Location Plan: Drawing No 18:038:01

Existing Ground Floor Plan: Drawing No 18:038:02

Existing and Proposed Bar Elevation Plans: Drawing No 18:038:03

Existing Fireplace Elevations Plan: Drawing No 18:038:04

Reason: - To ensure provision of a satisfactory development.