
Site Address: Sir George Staunton Country Park, Middle Park Way,
Havant, PO9 5HB
Proposal: Hampshire County Council consultation request PLAN/WJA/HVR002 in
relation to demolition of the disused derelict water tank building.
Application No: APP/19/00787 Expiry Date: 04/09/2019
Applicant: Hampshire County Council
Agent: Case Officer: Bee Crawford
Ward: Battins

Recommendation: **RAISE NO OBJECTION**

1 Site Description

- 1.1 Sir George Staunton Country Park is a listed landscaped parkland and forest located on the west side of Petersfield Road and is accessed from Middle Park Way. To the west and south of the site is the residential locality of Leigh Park.
- 1.2 The site subject of this consultation report lies to the north of Middle Park Way, and the derelict structure to be demolished is located south of a footpath and to the east of mansion terrace, approximately 150 metres from the site boundary with Petersfield Road.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is a consultation from Hampshire County Council in relation to the demolition of the disused derelict water tank building.

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)
CS15 (Flood and Coastal Erosion)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Sir George Staunton

5 Statutory and Non Statutory Consultations

Conservation Officer

Heritage Team Leader – comments

The proposed building lies within the Country Park which is a Registered Park & Garden (grade II*) and designated conservation area which has a number of other heritage assets (listed buildings).

The application seeks permission for the demolition of water was thought to be a water tank building. The building was only recently found following some enabling works to remove ground vegetation

The application has been submitted with a good heritage statement which clearly identifies the significance of the park and impact on the proposals. From the information submitted I am of the view that the proposals will cause no harm to any heritage assets. The water tank building is in a derelict condition and appears to have had multiple phases of alterations which have greatly affected its significance. As such I believe no harm will arise following the removal of the building.

I would recommend that the following condition is attached to any consent given:

No development shall take place until a programme of building recording and analysis has been completed and submitted to the Local Planning Authority. The programme shall be undertaken in accordance with a written scheme submitted and approved in writing by the Local Planning Authority.

Reason - The site is potentially of historic significance. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

Officer comment: condition recommended

6 Community Involvement

This application forms a consultation request only by Hampshire County Council in relation to the development proposed. All neighbour notifications will have been undertaken by Hampshire County Council on this basis as part of the formal planning application.

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) Effect on Sir George Staunton Conservation Area

- (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.

7.3 It is considered the removal of this derelict structure will enhance the impact of works to define the Stone Mansion.

(ii) Effect on Sir George Staunton Conservation Area

- 7.4 The proposed removal of the disused water tank building will have a medium impact on the significance of the park and its buildings, due to the loss of a structure. However, although, this is a loss of a structure it has become derelict, and if retained, it would not enhance the site of the mansion which is being improved through the interpretation to define the building outline.
- 7.5 Comments were received from the Heritage Team Leader who is of the view the proposals will cause no harm to any heritage assets. The water tank building is in a derelict condition and appears to have had multiple phases of alterations which have greatly affected its significance and no harm will arise following the removal of the building. A condition is recommended prior to development, for the submission of a programme of building recording and analysis to the Local Planning Authority.
- 7.6 It is therefore considered that the works would not have an adverse effect on either the listed building or on Sir George Staunton Conservation Area.

8 Conclusion

- 8.1 Havant Borough Council **RAISES NO OBJECTION** in principle to this County Application. The following conditions are also recommended:
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9 RECOMMENDATION:

That the Head of Planning be authorised to **RAISE NO OBJECTION** for application APP/19/00787 subject to the following conditions

- 1 No development shall take place until a programme of building recording and analysis has been completed and submitted to the Local Planning Authority. The programme shall be undertaken in accordance with a written scheme submitted and approved in writing by the Local Planning Authority.
Reason: The site is potentially of historic significance. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg no. 1.5 Rev C Location plan
Drg no. 12.3.1 Rev C Site plan
Drg no. 12.3.2 Rev A Block plan
Design and access statement 02/08/2019
Heritage statement 07/2019
Demolition plan
Photographs
Reason: - To ensure provision of a satisfactory development.