
Site Address:	Purbrook House, 33 London Road, Purbrook, Waterlooville		
Proposal:	Internal and external alterations to facilitate restoration to property.		
Application No:	APP/18/01089	Expiry Date:	10/01/2019
Applicant:	Mrs Howard- Jones City & Country Properties (Midlands) Limited		
Agent:	Mr Craig Burchett DHP (UK) LLP	Case Officer:	Steve Weaver
Ward:	Purbrook		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

Purbrook House is a Grade II listed building that dates from the early 19th century. It is located on the western side of London Road at its junction with Purbrook Gardens. It has a distinct architectural quality set within a more modern housing estate dating from the 1970's. The building is constructed with yellow brick walls in a Flemish bond. The tile and lead roof is set behind a parapet which has stone coping and a brick dentilled band.

The property forms a square block of 3 storeys with cellar, with lower extensions at the rear (not part of the application site and in separate ownership) and to the north side. The entrances to the building face east and south. The lawful use of the property is understood to comprise a mixture of offices at ground floor and flats on the upper floors - however, much of the property is now vacant and falling into disrepair.

2 Planning History

There have been no previous planning or listed building applications in respect of the property.

The list entry on Historic England's database is as follows:

House (flats and office). Early C19. Yellow brick walls in Flemish bond, tile roof, parapet with stone coping and brick dentilled band, rubbed cambered arches, rusticated quoins, stone cills, plinth. Square block of 3 storeys and cellar, with lower extensions at the rear and north side. Symmetrical front (east) of 3 windows. Sashes in reveals (2nd floor original), ground floor north side has 3 light sash with frame of cornice, frieze and pilasters. Oval porch of 2 detached columns, each forward of 2 attached ½ columns, double ½-glazed doors, on 2 stone steps. The symmetrical south elevation is similar, with fluted columns to an oval porch, above a flight of steps with flanking wrought-iron rails; to the west side is a single storeyed wing, with symmetrical treatment of 3 bays, with panels above arched openings (including a central doorway). The other elevations are plain.

Following concerns received regarding the deteriorating condition of the building, a Section 215 Notice was served on the owners of the property on 27 April 2018. This required a range of remedial works to be carried out to the external appearance of the property. The Notice was due to have been complied with by 1 September 2018;

however to date work has not commenced on the site as discussions have been ongoing between the owners' agents and the Council's Conservation Officers regarding a more wide-ranging suite of works to renovate and improve not only the external facade but also the internal features of the building.

Due to the long-standing lack of maintenance Purbrook House is considered to be a Historic Building At Risk.

3 Proposal

The proposal seeks listed building consent for repairs and alterations to the building to facilitate both internal and external restoration of the property.

The application is supported by both a Design, Access and Heritage Statement and also a full 213-page Specification for External Refurbishment and Communal Area Fire Safety Works. In summary, where not simple repairs the works can be described as:

- (i) repointing and re-rendering
- (ii) flat roofing works
- (iii) refurbishment/repair of one of the columns on the south elevation porch
- (iv) glazing and lintel replacement where required to windows
- (v) new guttering to west elevation
- (vi) garage roof replacement
- (vii) internal door and panel replacement
- (viii) fire detection and emergency lighting systems
- (ix) remedial measures to internal stairwell glazing

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Listed Building Grade: Grade 2
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

The principle of refurbishing and repairing the building is fully supported. This building remains 'at risk' and the sooner an agreed solution is implemented the better. Attached with the application is a detailed specification of works. Whilst much of the document is appropriate there are distinct areas of concern that still need to be addressed.

Some of these works that are not supported in the application are due to in-appropriate materials rather than the works themselves.

There are also some general rules that we would apply to works to a listed building; amongst which are that repair should be sought in the first instance where ever possible and that this repair should be of a like for like nature i.e. using the same materials and finishes. Like for like repairs would not normally be subject to Listed Building Consent as they are classed as a repair however repairs not using like for like materials would require listed building consent as will replacements.

Works that need to be amended on the specification are:

Roof:

The loss of any traditional roofing and roofing features in lead would not be supported.

The use of a Bauder roofing system has not been justified and its use on both the single storey and main roof is questionable. None of the Bauder system appears to be breathable. Whilst the existing felt roof may not have any breathability the main roof (if lead will have breathability to the boards that form the substrate of the roof. Putting a non-breathable roofing system in place will remove this breathability and alter the buildings performance in away that may result in damage to the substrate of the roof through causing the building to sweat and trapping moisture around the timber substrate. Any hot work should also be avoided on the building itself.

Removal of lead flashing replace with Uiflex (3/37, 3/41, 3/43) needs to be avoided and altered. Section 2 mentions the use of code 5 lead for Lead sheet coverings/flashing however the specification is for the replacement of all lead work with non-traditional materials. Where ever possible lead finishes should be kept or replaced in lead to an appropriate detailed specification.

Removal and replacement of box gutters main roof loss of traditional fabric (3/35) (3/48). Again this need to be avoided and altered on the specification

Use of UPVc guttering south west corner (3/40) (3/48). UPVc wholly unsuitable, any existing cast iron should be repaired, and replacements should be cast iron. At lower level we may accept a good quality aluminium casting.

UPVC gutters are considered wholly inappropriate on a grade II listed building and the use of cast iron would be sought. No justification for the change to an inferior product that is out of keeping with the property has been given to support such a request.

Walls:

Use of cement in render repairs including; to parapets, East porch – Columns render repair; east elevation repairs to quoins; window sill; window reveal; garage render repairs and quoins. Consent will not be given for the use of cement a non-traditional material that will be harder than the existing render and the issues of spalling arises with time.

The use of cement in render mix or for repointing work will not be permitted as it is not an appropriate material for use on a historic building and will cause damage in the long term. Use of stainless steel mesh should be a last resort as it can cause metal jacking later down the line and more substantial damage to the render.

Appropriate use of fibre in a lime render mix will allow for flexibility and strength.

The specification outlines work to the dentils. I do not believe this work is necessary or needs attention. This should be removed from the specification

Windows and door features:

It should be noted that test is to 'preserve and enhance' the building therefore the replacement of historic doors and windows should be considered a last option and it should be understood that repair should always be considered in the first instance. Evidence that repairs are not feasible will be required to justify any replacement windows and doors. It is my consideration that the windows should be repaired, and this should be reflected in the specification. This includes retention of the existing glass where possible.

It is noted that safety glass has been mentioned a number of times in the specification bearing in mind the above the desire to retain historic glass I would suggest consideration of whether additional glazing alongside the historic could achieve the requirements that have led to the specification for safety glass. Secondary glazing, so long as it is reversible does not require Listed Building Consent.

Replacement of Flat 4 door east elevation, repair should be considered in the first instance as this will preserve historic fabric including the glass.

Removal of a Georgian Wire work window (3/50) internally and replacement with an unspecified design Pilkington Pyrodur window would not be acceptable as it would constitute the loss of an original feature. I feel that there must be a better solution than losing this fabric of the building and would ask that consideration is given to finding a better solution.

The replacement of doors with fire doors whilst accepted as requirement further details would be sought on the suitability of the style of doors and door furniture. Aluminium letter boxes would not necessarily be considered appropriate and whether possible any original doors should be retained or re-used within the building.

Scaffolding

The specification should include detail ensuring the scaffolding will not be attached to the building. Attaching scaffolding to the building itself has potential to cause damage to the historic fabric of the building.

Paint

Use of weathershield paints – breathable paints appropriate to the surface of application should be used, Confirmation of breathability is required where the use is on a porous material. This principle should be applied to the painting of any surface within the building as this will help prevent blistering of paint surface due to moisture being trapped behind a non-permeable coating.

The proposed changes to the specification are necessary to ensure the architectural and historical interest of the building is maintained. Subject to these changes being undertaken I would be happy to support the application subject to conditions.

Officer comment: *Following the publication of the initial consultation response the agent provided a supplement to the specification as follows:*

- (i) Leadwork would be retained*
- (ii) Further detail provided on the Bauder roofing system*
- (iii) Commentary provided on guttering proposals, render and internal doors/glazing*
- (iv) Clarification provided of breathability of Weathershield paints*

The Conservation Officer has reviewed the supplement, reaffirmed their support for the application in principle and provided a schedule of conditions to be imposed on any consent - in particular these seek to reserve for future approval the precise window and door details as there remain concerns about the proposals as amended in these respects.

Historic England

No specific comments made on proposals.

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: 44

Number of site notices: One

Statutory advertisement: Yes

Number of representations received: 1

Comment	Officer Comment
As only basic repairs being completed on Purbrook House, what steps will be taken to stop more vandalism taking place, could there be external security lighting?	It is considered that if successful renovation works are carried out this will improve the chances of the building being successfully let in future; with commensurate improvements to natural surveillance of the buildings and its curtilage. External security lighting would require a separate listed building consent in its own right and does not form part of this application.
As a resident that has no opportunity to talk to anyone reference building and land to Purbrook House, could something be put in place to stop vehicles driving over their land onto the private land of 65 - 69 as this is unacceptable, since no one wants to put back up the wall, as some people cannot be bothered to drive round.	This is a civil matter and cannot be addressed as part of an application for listed building consent.

To make you aware the police were called and attended on the 5th Jan 2019, youths have broken another window around by the garages, and tried to break in the door that has been screwed shut, the police are disheartened that nothing is being done, also they are well behind, not knowing what is going on, not even knowing about the planning permission, the officer commented that the lighting around here is really bad.	Noted; however see comment to first representation above.
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7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan and all other material considerations it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the listed building

(i) Principle of development

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.

There are a range of national and development plan policies of relevance which the Council must take into account when determining listed building applications. The recently published 'Good Practice Advice Notes 1, 2, 3' supercede the PPS 5 Practice Guide which has now been withdrawn by Government. The 'Historic Environment Good Practice Advice in Planning Note 2', states at paragraph 4: 'The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest' and provides at paragraphs 8, 9 and 10 that in order for the Local Planning Authority to make decisions in line with legal requirements, the objectives of the development plan, and the policy requirements of the NPPF, great importance is placed on understanding the nature, extent and level of the significance of the heritage asset.

The revised National Planning Policy Framework (NPPF) which was published in February 2019 sets down the policies that the Council must take into account when determining applications for listed building consent.

Proposals affecting heritage assets

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate

expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

192. In determining applications, local planning authorities should take account of:
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

In terms of Local 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.

In seeking to renovate and upgrade a listed building which has been identified as being At Risk the applicant's proposals are fully supported in principle and it is hoped will facilitate a long term viable use for the building. This is, however, subject to the precise detail of the works not being such as to undermine the significance of the historic asset.

(ii) Impact upon the listed building

As described above, the application in this case has been supported by a full specification of proposed works, and thus the implications of the works as proposed have been able to be analysed in detail by the Conservation Officer. The consultation responses provided confirm that the principle of refurbishing and repairing the building is fully supported as the building remains 'at risk' - therefore the sooner an agreed solution is implemented the better.

With regard to the detailed specification of works put forward, as supplemented by the agent's response to the Conservation Officer's consultation, it is accepted that much of the document is appropriate and will facilitate an appropriate renovation of the property. In so doing it will accord with the thrust of national and local planning policy - in particular the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

It is acknowledged that there have been distinct areas of concern identified by the Conservation Officer which remain to be fully resolved. In part this arises from the situation whereby a detailed external inspection of the building has not been able to be undertaken to date by the applicant, and therefore there is a degree of uncertainty as to the extent and nature of timber and leadwork repairs that can be undertaken without replacements needing to be identified. There are also issues yet to be resolved over the detailing of any replacement windows and new doors, as there remain concerns about the proposals as amended in these respects. The Conservation Officer has recommended that a suite of conditions be used to maintain control over the execution of works in these respects, as opposed to further potentially protracted negotiation.

Whilst this is a somewhat unusual scenario, given the urgent need for works to be progressed on the building it is not considered appropriate to delay determination of the application pending a revision to the specification, as much of that specification can be enacted without amendment. The Conservation Officer's recommended conditions will enable both the applicant and the Authority to address the unresolved matters with more certainty once the renovation project is under way.

8 Conclusion

In seeking to renovate and upgrade a listed building which has been identified as being At Risk the applicant's proposals are fully supported in principle, and should facilitate a long term viable use for the building. Whilst certain elements of the submitted specification have not been able to be fully resolved, the areas of outstanding concern can be addressed by the Conservation Officer's recommended conditions. Subject to these additional controls it is considered that the proposals will meet the statutory tests for listed buildings and also accord with the thrust of national and local planning policies. The application is therefore recommended for consent.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/18/01089 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, except where amended by the ensuing conditions on this decision notice:

Design, Access and Heritage Statement ref 5750 Revision A dated November 2018

Specification for External Refurbishment and Communal Area Fire Safety Works ref SB/CB/5750 dated January 2018, as amended by DHP Comments document dated 20/09/2018

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the details submitted, no alterations to any doors or windows, including the removal of any of the existing windows (both internal and external), doors (both internal and external) and gates, including their openings and the blocking up of any, shall take place until the exact detail of each opening has been submitted to and approved in writing by the Local Planning Authority. Such information shall include the intended treatment in terms of retention/repair/alteration/replacement and blocking up. Specific detail shall also be provided for each treatment. This shall include a schedule/method of repairs and alterations, joinery details, including sections at a scale of 1:5 for all replacement windows and doors, stating their material/finish. The design, material and finish of any gates shall also be included. The approved details shall then be implemented and retained thereafter.

Reason: To preserve the significance of the listed building, and having due regard to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 4 No alterations to any doors or frames shall be undertaken until details have been submitted to and approved in writing by the Local Planning Authority to show:-
 - a) the means of upgrading the existing doors and frames to meet the prescribed fire safety standards and/or
 - b) the design and construction of any new fire doors/glazed screens.
 - c) the design, location and method of fixing any new fire prevention/detection systems e.g. smoke detectors, alarms.
 - d) the means of providing noise isolation between units.

Reason: To ensure that such details are appropriate to the character, architectural and historic interest of the listed building, and having due regard to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 5 All rainwater goods shall be of cast iron or die cast aluminium and painted black unless details of other suitable materials and/or finishes are submitted to and agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the listed building, and having due regard to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 6 Any alterations and repairs to brickwork shall be carried out utilising matching materials, brick bond and jointing details. An appropriate lime mortar shall be used, the specification for which shall be first submitted to, and approved in writing by the Local Planning Authority.

Reason: To maintain the character and avoid damage to the listed building, and having due regard to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 7 All new works and making good of the retained fabric whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture, profile and style.

Reason: To safeguard the architectural and historic character of the Listed Building and to ensure the detailing and materials maintain the architectural interest of the building, and having due regard to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 8 All areas of lathe and plaster shall be carefully conserved and repaired in matching materials.

Reason: For the avoidance of doubt and to maintain the historic integrity of the listed building, and having due regard to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 9 Notwithstanding the details submitted regarding works to the roof any leadwork that needs replacement shall be undertaken on a like for like basis unless details of its replacement have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the significance of the listed building, and having due regard to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

