
Site Address:	Bidbury House, Bidbury Lane, Havant, PO9 3JG		
Proposal:	Listed Building Consent for replacement of rear windows.		
Application No:	APP/18/01096	Expiry Date:	01/02/2019
Applicant:	Mr Jones		
Agent:		Case Officer:	Karen Wooden
Ward:	Bedhampton		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 The application site is a Grade II Listed Building located within Old Bedhampton Conservation Area. The property has three storeys and is set within a generous plot, sited opposite St Thomas' Church. The front (eastern) elevation of the house is brick with bay windows, with the rear (western) elevation being painted brickwork.

2 Planning History

01/56143/008 - Crown reduce the western sector by 2/3 m and crown raise up to 4m a Holm Oak (T18) within Bidbury House, Bidbury Lane subject to TPO 496, PERM,10/04/2001
97/56143/004 - Retention of pitched roof over existing porch on west elevation and temporary opening in garden wall to create access to Lake House, PERM,27/03/1997
97/56143/005 - Listed Building Application for the retention of pitched roof over existing porch on west elevation and opening in garden wall to create access to Lake House, PERM,27/03/1997
97/56143/006 - Conversion of redundant squash court to 4 bedroom dwelling with attached garage utilising existing access onto Mill Lane, PERM,04/09/1997
97/56143/007 - Listed Building Application for internal alterations and external alterations including the introduction of new sash windows and enlarged garage door and iron balustrade at first floor, PERM,04/09/1997
91/56143/000 - Refurbishment & alterations to annexe for language teaching purposes., PERM,26/09/1991
91/56143/001 - Listed Building application for conversion & refurbishment of disused residential annexe for language teaching purpose, ZHIS,26/09/1991
05/56143/009 - Application to crown raise to 4m and crown thin by 10% a Holm Oak (T18) of TPO 496 within Old Bedhampton Conservation Area., PERM,11/11/2005
09/56143/010 - Fell a Holm Oak tree, subject to TPO 0496., PERM,18/11/2009
APP/11/01490 - Listed Building Application for replacement of existing conservatory roof. , PERM,12/12/2011
APP/15/00118 - Fell 1No. Cypress Macrocarpa within Conservation Area of Old Bedhampton., RNO,18/03/2015

3 Proposal

- 3.1 Listed Building Consent for replacement windows to the western elevation.

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)

Havant Borough Local Plan (Allocations) July 2014

- DM20 (Historic Assets)

Listed Building Grade: Grade 2

Conservation Area: Old Bedhampton

5 Statutory and Non Statutory Consultations

Conservation Officer

Bidbury House is a Grade II listed dwelling that dates from the late 18th century. The dwelling is located within the Old Bedhampton Conservation Area and has three stories and is constructed of red brick in a Flemish bond and a plain clay tile roof.

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 proposals seek consent to replace five windows on the rear (western) elevation with timber single glazed units. The existing windows are modern in design and are of no historical value. They are also showing clear signs of deterioration. Therefore, the principal of their replacement is accepted.

The design of the replacement windows is in keeping with the character of the dwelling with glazing bars that are of a similar design to those present of the eastern aspect. It is my view that the new windows will enhance the appearance of this listed building.

In consideration the proposals would enhance the historic or architectural interest of the building and are therefore acceptable. No conditions are necessary.

Countryside Access Team

No comments received.

Historic England

On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions.

Open Space Society

No comments received.

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: 5

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 14/12/2018

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) Appropriateness of design
- (i) Effect on the character of the listed building and Old Bedhampton Conservation Area

- (i) Appropriateness of design

7.2 The proposal is for the provision of two windows to the second floor, two windows to the first floor and one window to the ground floor of the western elevation of Bidbury House. Subsequent comments from the Principal Conservation Officer verified the existing windows to this elevation are of no historical value, and the principal of their replacement is accepted. Furthermore the design of the replacement windows are considered to be in keeping with the character of the dwelling and are considered to enhance the historic and architectural interest of the listed building, within the conservation area. The proposal is therefore considered to be acceptable, meeting the requirements of policies CS11 and CS16 of the HBLP (Core Strategy).

- (ii) Effect on the character of the listed building and Old Bedhampton Conservation Area

7.3 The Council's Principal Conservation Officer has provided comments and is of the opinion that the proposed works would have a minimal impact on the historic core of the property and as such, would not have an adverse impact on its character. The proposals are considered to meet the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and will preserve the appearance of the listed building, without having a detrimental impact on the character of the conservation area.

8 Conclusion

8.1 The provision of the replacement windows to the western elevation are considered to conserve and enhance the character of the listed building and conservation area. It is therefore considered to be acceptable and is recommended for listed building consent.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/18/01096 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning 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:
Location plan - received 26.11.18
Design and access statement - received 26.11.18
Amended western elevation - received 10.01.19
Details of proposed windows - received 10.01.19
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans.
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.