

90/52710/006 - LISTED BUILDING APPLICATION revision to windows in previously approved extension to remove glazing bars to 12 upper ground floor windows.,

REF,07/06/1990

01/52710/007 - Application for Listed Building Consent for internal alterations to comprise of sub-division of an existing bedroom and creation of new entrance lobby., PERM,02/07/2001

06/52710/008 - Construction of a detached 3 / 4 storey building providing a linked annex of 1526 sq m to existing nursing home with additional car parking and cycle store., PERM,24/09/2007

06/52710/009 - Listed Building Consent for construction of a detached 3/4 storey building providing an extension of 1526 sq m to existing nursing home with additional car parking and cycle store., PERM,24/09/2007

APP/14/00462 - Construction of part 3 storey, part 4 storey detached building with additional car parking and cycle store., PERM,09/10/2014

APP/15/00230 - Discharge of Condition No/s 2, 3 and 4 of Planning Permission APP/14/00462., PERM,13/04/2015

APP/18/01087 - Construction of four new bedrooms over at first floor level of the existing care home; relocation of existing kitchen to lower ground floor level; conversion of existing day space to bedroom spaces; reconfiguration of existing room to provide assisted bathrooms to care home; reconfiguration of existing rooms to provide additional day space to care home; new raised terrace to provide access to open courtyard space; removal of existing ramp dividing garden space.

Officer comment: *This is the partner planning application to this listed building application, currently pending.*

APP/19/00003 - Construction of a detached part 2, part 3 storey building in the grounds of existing nursing home, to enable increase in bedroom numbers to 88 with associated car parking.

Officer comment: *This is a revised design and siting to that previously approved under APP/14/00462, currently pending.*

3 Proposal

Listed Building Consent for construction of four new bedrooms over at first floor level of the existing care home; relocation of existing kitchen to lower ground floor level; conversion of existing day space to bedroom spaces; reconfiguration of existing room to provide assisted bathrooms to care home; reconfiguration of existing rooms to provide additional day space to care home; new raised terrace to provide access to open courtyard space; removal of existing ramp dividing garden space.

The application is supported by a Design, Access and Heritage Statement.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Grade 2

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

Background

Belmont Castle is a Grade II listed building, first being listed in 1976 (listing entry number 1303449).

It is described as a house in the form of a Tudor Castle dated early 19th C. Notably interesting features are the crenelated parapet and the central round tower with the crenelated and machiolated parapet. It is built of red brickwork in a Flemish bond.

The house has been used as an elderly care home since the early 1990's. A two-storey extension was built and attached to part of the north elevation in the late 1980's, in a style similar to the original castle. It overlooks a prominent position on Portsdown Hill and includes mature landscaping to the north of the site on the varying topography.

Assessment of proposal

The assessment is based on the revised plans received on 7/2/19 and 14/2/19 (showing the amended north elevation, proposed LG floor and the proposed UG floor), along with the consideration of the Heritage Statement, contained with the Design and Access Statement.

Having reviewed the information, I am satisfied that the proposed works to the main building would not harm the historic integrity of the building and would respect the character and context of the building and its setting, which contributes to the significance of this designated asset. In particular, the removal of the existing external ramp would enhance the setting of the listed building to the northern aspect and allow / open up views across the site, facing northwards.

With regards to the proposed extension to the 1980's existing extension, I am of the view that this is a sympathetic and subservient addition to the building, which would not be overbearing on the main listed building and would infill the existing link section, providing a more cohesive flow of building form between the two different sections of the care home.

Subject to conditions, I raise no objection to the application as proposed in the amended plans (as referred to above) and am of the view that the proposal is in accordance with the relevant legislation and national and local planning policies.

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: 8

Number of site notices: One

Statutory advertisement: 07/12/2018

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) Principle of development
- (ii) Impact on the listed building

(i) Principle of development

Belmont Castle is a Grade II listed building. 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.

The revised National Planning Policy Framework (NPPF) was published in February 2019 and sets down the policies that the Council must take into account when determining planning applications. It states:

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.

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.

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.

(ii) Impact on the listed building

This listed building application has been submitted with a Heritage Statement which analyses the significance of Belmont Castle as a listed building and this has been reviewed by the Conservation Officer. The works requiring the benefit of listed building consent fall into a number of components:

- (a) works to the internal layout of the original building, including provision of a new raised terrace on the north elevation with a revised ground floor layout serving it;
- (b) works to the internal layout of the 1980s extension;
- (c) the first floor extension which will largely infill the gap between the existing 1980s extension with the original building; and
- (d) removal of the access ramp which crosses and divides the rear garden area, and the replacement of the access door leading to it with a window

With regard to (a), at lower ground floor level this principally comprises the conversion of an existing managers office into a larger kitchen to serve the extended premises. The works would involve the removal of three stud walls and addition of one stud wall, the effect of which will be to open out the space to accommodate the equipment required, as demonstrated by a proposed kitchen layout plan received from the supplier. None of the walls in question are original structural walls and so the impact on the historic structure will be benign.

In other respects the works at lower ground floor level principally result in a re-designation of rooms in order to improve access to bathroom facilities for residents. This will not affect the historic fabric of the listed building to any significant extent.

At upper ground floor in the original building, the existing kitchen is to be converted to additional day space for residents, with no structural alterations required. A limited amount of stud wall removal and/or realignment is also involved at upper ground floor, which does not have a significant impact on either the character of the building nor its original fabric.

Of more significance, one of the principal day rooms with a bay window facing south is to be extended through to the north elevation, where a revised ground floor arrangement will give access to an external terrace which in turn will lead to the rear garden area. Whilst involving some removal of existing building fabric, the principle of providing a better connection between the communal rooms of the historic building to its garden is supported.

In this regard it is noted that the revised arrangements would replace the existing stepped access to the ground floor from the garden and provide for improved circulation arrangements connecting this part of the care home with the garden. Following amendments secured during the life of the application, the design of the revised north elevation is considered sympathetic to the host building; whilst the deck would be of simple timber or composite construction and again would not harm the historic integrity of the building. Also as part of the north elevation works, an existing external fire escape is to be removed, which will reduce visual clutter on the north elevation.

At first floor level in the original building, the only alterations are a modest realignment of a stud wall into one of the bedrooms, coupled with the redesignation of one of the existing bedrooms to a bathroom to improve access to bathroom facilities for residents. This will not affect the historic fabric of the listed building to any significant

extent.

At second floor level the only change is to convert an otherwise unused storage area into ancillary staff room.

With regard to (b), the most significant changes will occur at upper ground floor level and will see a combined kitchenette/dining/lounge area converted into 4 new bedrooms with associated internal layout changes. Whilst this will result in the subdivision and compartmentalisation of a currently more open area of internal floorspace, the part of the care home affected is the 1980s addition and the resulting layout will echo that found elsewhere within that addition. On balance, the proposed layout changes are not considered to harm the character of the historic building.

Other modest changes are proposed within the 1980s addition in the form of doorway realignments at upper ground and first floors, neither of which significantly affect either the layout or historic interest of the building.

With regard to (c), this is considered to be a sympathetic and subservient addition to the care home which would not be overbearing or overwhelm the original building. It would be constructed in a style and using materials to match that of the 1980s extension to which it would be attached, whilst retaining a modest gap between the new works and the original building. In so doing, the works would respect the character and context of the original building and its setting.

Railings would be attached to the remaining flat roofed area between the original building and the extension; however these will be modest in scale and are not considered to adversely affect the character of the listed building.

With regard to (d), this comprises the removal of the access ramp which crosses and divides the rear garden area, and the replacement of the access door leading to it from the 1980s addition with a window.

In the case of the access ramp removal, this is considered to be a positive aspect of the proposals and would enhance the setting of the original building in particular by opening up its garden and northerly aspect. The window proposed to replace the door in the 1980s extension which currently serves the ramp would be sympathetic to the character and materials of the existing building.

Taking the proposals as a whole, the Conservation Officer has confirmed that they are satisfied that the proposed works to the original building would not harm the historic integrity of the building and would respect the character and context of the building and its setting, which contributes to the significance of this designated asset. In particular, the removal of the existing external ramp would enhance the setting of the listed building to the northern aspect and allow / open up views across the site, facing northwards.

With regards to the proposed extension to the 1980's existing extension, they are of the view that this is a sympathetic and subservient addition to the building, which would not be overbearing on the original listed building and would infill the existing link section, providing a more cohesive flow of building form between the two different sections of the care home.

Taken together, the alterations are considered to preserve and in some respects enhance the listed building and its setting, and would accord with the statutory

requirements in respect of listed buildings, the NPPF and Local Plan Policies CS11, CS16 and DM20.

8 **Conclusion**

This listed building application seeks to provide for a modest addition to the number of residents capable of being accommodated at the Belmont Castle care home; together with a number of other internal and external alterations to both the original building and its 1980s addition, with the aim of improving kitchen and bathing facilities for the residents of the care home.

Following careful consideration and amendments secured to the scheme it has been concluded that the proposed works to the original and extended building would not harm the historic integrity of the listed building and would respect the character and context of the building and its setting. Taken together, the alterations are considered to preserve and in some respects enhance the listed building and its setting, and would accord with the statutory requirements in respect of listed buildings, the NPPF and Local Plan Policies CS11, CS16 and DM20.

The application is therefore recommended for approval. Pre-commencement conditions are recommended as requested by the Conservation Officer - these have been agreed by the applicant's agent.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/18/01088 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:

Site Location & Block Plan 4055 1100 A
Proposed Lower Ground Floor Layout 4055 1250 D
Proposed Upper Ground Floor Layout 4055 1260 D
Proposed First Floor Layout 4055 1270 C
Proposed Second Floor Layout 4055 1280 A
Proposed Roof Layout 4055 1290 A
Proposed East Elevation 4055 1340 C
Proposed West Elevation 4055 1350 C
Proposed North Elevation 4055 1360 D
Proposed South Elevation 4055 1370 C
Design, Access & Heritage Statement Job No. 4055
Proposed Catering Kitchen Layout AWC_598

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall commence on site until details, including labelled

samples (manufacturer, type and where it is to be used), of all external materials (including new staircase handrail and external terrace materials) have been submitted to and approved in writing by the Local Planning Authority. Only the approved materials shall thereafter be carried out in implementing the development.

Reason: To ensure the materials and finishes to be used are appropriate, in order to 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. 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.

- 4 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the windows and doors have been submitted to, and approved in writing by the Local Planning Authority. The details to comprise: -

- a) Plans to clearly identify the window and door in question and its location within the property;
- b) 1:20 elevation and plan; 1:5 section and full-size glazing bar detail. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading); and
- c) The materials used, method of opening and finishes.

The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason: In order to safeguard the building's special architectural and historic interest 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. 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 listed building consent.

- 5 Details of the siting and design of any proposed external meter boxes/metal ducting/flues/guttering shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any such features subsequently installed shall be in accordance with the approved details.

Reason: To protect the character 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.