



Havant
BOROUGH COUNCIL

Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

T 023 9247 4174
F 023 9248 0263

www.havant.gov.uk

Mrs J Hudson
Terence O'Rourke Ltd
Everdene House
Deansleigh Road
Bournemouth
Dorset
BH7 7DU

For: Joseph Wilcox, Roderick Snell, David Lyon,
Jill Manson & Hartley SAS Ltd
Trustees of the Snell & Wilcox Ltd Self
Administered Pension Fundnd

THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
Grant of Listed Building Consent

Application Number: APP/17/00864

Site Address: Southleigh Park House, Eastleigh Road, Havant, PO9 2PE

Proposal: Listed Building Consent for alterations to and extension of existing buildings with associated landscaping, parking and amenity space to facilitate the change of use of the main house and other buildings to 20 residential units (13 in the main house and 7 in the other buildings).

Further to your application received on 03 August 2017, which was valid from 18 August 2017 Havant Borough Council, as Local Planning Authority, **Grants Listed Building Consent** for the above proposal.

This consent is subject to compliance with:

- (i) The plans and other documents submitted with regards to your application, and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than five 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:
 - P000A LOCATION PLAN
 - P001 EXISTING SITE PLAN
 - P002 TOPOGRAPHICAL SURVEY
 - P004 LANDSCAPE STRATEGY
 - P007 RETAINED STRUCTURES, DEMOLITION & NEW BUILDINGS
 - P102 MAIN HOUSE - GROUND FLOOR EXISTING
 - P103 MAIN HOUSE - FIRST FLOOR EXISTING
 - P104 MAIN HOUSE - ELEVATIONS EXISTING

Our Ref: APP/17/00864

P105 MAIN HOUSE - GROUND FLOOR ALTERATIONS
 P106 MAIN HOUSE - FIRST FLOOR ALTERATIONS
 P107 MAIN HOUSE - WEST & SOUTH ALTERATIONS
 P108 MAIN HOUSE - EAST & NORTH ALTERATIONS
 P109 MAIN HOUSE - PROPOSED GROUND FLOOR
 P110_LS LANDSCAPE DETAIL MAIN HOUSE & STABLE COURTYARD
 P110 MAIN HOUSE - PROPOSED FIRST FLOOR
 P111_LS LANDSCAPE DETAIL LODGE
 P111 MAIN HOUSE - PROPOSED ELEVATIONS - WEST A-A / SOUTH B-B
 P112 MAIN HOUSE - PROPOSED ELEVATIONS – EAST C-C / NORTH D-D
 P113 MAIN HOUSE - PROPOSED SECTION A-A
 P114 MAIN HOUSE - PROPOSED SECTION B-B
 P115 MAIN HOUSE - PROPOSED SECTION C-C
 P117 MAIN HOUSE - DOOR DETAIL WG18A
 P118 MAIN HOUSE - WINDOW DETAIL WG39
 P119 MAIN HOUSE - WINDOW DETAIL WG21 & 20A
 P120 MAIN HOUSE - DOOR DETAIL XD11
 P121 MAIN HOUSE - DOOR DETAIL WG25
 P122 MAIN HOUSE - WINDOW DETAIL WG22 WG23 & WG40
 P123 MAIN HOUSE - DOOR DETAIL XD06 XD08 & XD10
 P124 MAIN HOUSE - DOOR DETAIL XD03
 P201 COACH HOUSE & STABLES - EXISTING BLOCK / ROOF PLAN
 P202 COACH HOUSE & STABLES - EXISTING GROUND FLOOR
 P203 COACH HOUSE & STABLES - EXISTING FLOOR PLAN
 P204 COACH HOUSE - EXISTING ELEVATIONS EAST & WEST
 P205 COACH HOUSE - EXISTING ELEVATIONS NORTH & SOUTH
 P206 FORMER STABLES - EXISTING ELEVATIONS WEST & NORTH
 P207 FORMER STABLES - EXISTING ELEVATIONS EAST & SOUTH
 P208 COACH HOUSE & FORMER STABLES - ROOF PLAN ALTERATIONS
 P209 COACH HOUSE & FORMER STABLES – GROUND FLOOR
 ALTERATIONS
 P210 COACH HOUSE & FORMER STABLES – FIRST FLOOR ALTERATIONS
 P211 COACH HOUSE - ELEVATIONS EAST & WEST - ALTERATIONS
 P212 COACH HOUSE - ELEVATIONS NORTH & SOUTH - ALTERATIONS
 P213 FORMER STABLES - ELEVATIONS WEST & NORTH - ALTERATIONS
 P214 FORMER STABLES - ELEVATIONS EAST & SOUTH - ALTERATIONS
 P216 COACH HOUSE & FORMER STABLES – PROPOSED FIRST FLOOR
 PLAN
 P217 COACH HOUSE & FORMER STABLES – PROPOSED ROOF PLAN
 P218 COACH HOUSE - PROPOSED ELEVATIONS SOUTH & EAST
 P219 COACH HOUSE - PROPOSED ELEVATIONS NORTH & WEST
 P221 COACH HOUSE - PROPOSED SECTIONS A-A B-B
 P222 FORMER STABLES - PROPOSED SECTIONS C-C
 P223 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
 P224 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P225 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
 P226 FORMER STABLES - WINDOW SCHEDULE – PROPOSED
 ALTERATIONS
 P227 FORMER STABLES - WINDOW SCHEDULE – PROPOSED
 ALTERATIONS
 P228 FORMER STABLES - WINDOW SCHEDULE – PROPOSED
 ALTERATIONS
 P229 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
 P230 COACH HOUSE - DOOR SCHEDULE - PROPOSED ALTERATIONS
 P231 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P232 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P233 COACH HOUSE - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P234 FORMER STABLES - DOOR SCHEDULE – PROPOSED ALTERATIONS

P235 FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P236 FORMER STABLES - WINDOW SCHEDULE – PROPOSED ALTERATIONS
 P301 GATE LODGE EXISTING GROUND FLOOR PLAN
 P302 GATE LODGE EXISTING FIRST FLOOR PLAN
 P303 GATE LODGE EXISTING ELEVATIONS
 P304 GATE LODGE GROUND FLOOR ALTERATION PLAN
 P305 GATE LODGE FIRST FLOOR ALTERATION PLAN
 P306 GATE LODGE ELEVATIONS ALTERATION PLAN
 P307 GATE LODGE PROPOSED GROUND FLOOR PLAN
 P308 GATE LODGE PROPOSED FIRST FLOOR PLAN
 P309 GATE LODGE PROPOSED ROOF PLAN
 P310 GATE LODGE PROPOSED NORTH AND EAST ELEVATION
 P311 GATE LODGE PROPOSED SOUTH AND WEST ELEVATION
 P312 GATE LODGE DOOR SCHEDULE
 P313 GATE LODGE WINDOW SCHEDULE
 P400 WOOD STORE EXISTING ELEVATIONS
 P401 WOOD STORE PROPOSED ELEVATIONS
 P402 WOOD STORE EXISTING AND PROPOSED FLOOR PLANS
 P403 DAIRY ELEVATIONS
 P404 DAIRY FLOOR PLANS
 160720-002 D ACCESS DRAWING
 BJH 01 02 TREE SURVEY PLAN
 P215 COACH HOUSE & FORMER STABLES - AMENDED
 P220 COACH HOUSE & FORMER STABLES – AMENDED
 245001/ P005/ A ILLUSTRATIVE MASTERPLAN (AMENDED)
 245001/ P006/ B INDICATIVE SITE LAYOUT (AMENDED)
 245001/ P116 REV A MAIN HOUSE - FLINT WALL DETAIL (AMENDED)
 FLOOD RISK ASSESSMENT PRELIM SURFACE AND FOUL WATER PLAN
 ARBORICULTURAL METHOD STATEMENT
 ARBORICULTURAL METHOD STATEMENT - TREE PROTECTION PLAN
 ECOLOGICAL ASSESSMENT
 ECOLOGY REPORT MAPS 1 TO 12 AND APPENDIX
 EXTERNAL LIGHTING REPORT
 FLOOD RISK ASSESSMENT
 HERITAGE STATEMENT
 HERITAGE STATEMENT - FIGURES
 INFRASTRUCTURE DELIVERY STATEMENT
 LAND CONTAMINATION DESK STUDY REPORT
 LANDSCAPE AND VISUAL APPRAISAL
 LANDSCAPE AND VISUAL APPRAISAL PLANS AND PHOTOS
 MARKETING REPORT
 MINERALS POSITION STATEMENT
 NOISE IMPACT ASSESSMENT
 RESIDENTIAL TRAVEL PLAN
 TRANSPORT STATEMENT
 UTILITIES & SERVICING STATEMENT
 DESIGN & ACCESS STATEMENT - PARTS 1-6
 LLFA CHECKLIST
 16072-200 REV E - PRELIMINARY OFF SITE ACCESSIBILITY PROPOSALS
 SUBMITTED ON 28/2/2018

Reason: - To ensure provision of a satisfactory development.

- 3 All materials to be used for the internal conversions shall match in type, colour and texture, those of the existing building so far as practicable.
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

- 4 Prior to the commencement of work a detailed repair schedule shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved schedule.
Reason: To retain control over the development and to ensure an appropriate repair methodology which respects the special architectural and historic interest of the building and having due regard to policies CS11 and DM20 of the Havant Borough Local Plan 2011.
- 5 Prior to the commencement of work, details shall be 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 DM20 of the Havant Borough Local Plan 2011

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Planning (Listed Building and Conservation Areas) Act. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the submitted plans, and other documents may lead to enforcement action being taken by the Council. If you wish to depart from the approved details in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (4) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
- Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,
- In this instance:
- You sought and were provided with pre-application advice,

- You were updated about issues after the initial site visit

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place
30 January 2019