

Recommendation: **GRANT LISTED BUILDING CONSENT**

Listed Building Grade: Grade 2
Conservation Area: St Peters

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection

Conservation Officer

The fence is not deemed to be harmful to the significance or the setting of the listed building. Provided the fence is free standing and not attached to the existing walls there would be no harm to the curtilage boundary structures.

County Archaeologist, Strategic Environmental Delivery Group, HCC

Thank you for your consultation. As the development involves no substantial ground disturbance, there are no archaeological issues I would wish to raise in this instance.

The construction of the fence may have a visual impact upon the Barn and Stables, both Grade II Listed Buildings. I would however defer to any advice offered in this matter by the Borough Council Conservation Officer.

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:

Number of site notices: 1.

Statutory advertisement: 05/01/2018

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 upon the character of the Listed Building

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon the character of the Listed Building

The proposed fence is to be located between the application site and the property to the west, the boundary treatment of which is currently a hedge of poor quality. Due to the mature natural screening on the eastern boundary of the neighbouring property, the fencing will only be visible from the rear of the application site. The proposed materials of Larch fencing are considered to be appropriate to the site and the Listed Building. As such the proposal would conserve the character and setting of the Listed Building.

8 Conclusion

- 8.1 The proposal would conserve the character of the Listed Building and therefore it is recommended that this application is approved.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/17/01215 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 - 1701/1.00

Site/block plan - 1701/1.01

Fence elevation - 1701/1.00

Planning statement - received 16.11.17

Reason: - To ensure provision of a satisfactory development.

- 3 The materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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.