

Supplementary Planning Information

**HAVANT BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
5 April 2018**

The following supplementary planning information was unavailable when the agenda for the Development Management Committee held on 5 April 2018 was published

Agenda No	Item
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8(2)	<u>APP/17/00864 - Southleigh Park House, Eastleigh Road, Havant, PO9 2PE</u> (Pages 1 - 18)
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Proposal: Listed Building Consent for alteration buildings with associated landscaping, parking and a change of use of the main house and other buildings main house and 7 in the other buildings).

Associated Documents:

<https://tinyurl.com/ydz6o6aa>

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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).
Application No: APP/17/00864 Expiry Date: 13/10/2017
Applicant: Messrs Roderick, Snell, Wilcox,
Manson Lyon & Hartleys SASS
Agent: Mrs J Hudson Case Officer: Rachael McMurray
Terence O'Rourke Ltd
Ward: St Faiths

HDS Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 The site (3.22ha in total) comprises a number of historic buildings including the largest, Southleigh Park House, built in the mid-19th C for the site's original use as a stately home and its associated parkland. Since the 1960's the site has operated as an employment site and a further office block was built to the north of the main house in the 1980's. The main house has undergone a full restoration in phases during the late 1990's and early 2000s to address the serious deterioration which had occurred.
- 1.2 The site is located in the gap between Havant and Emsworth, being contained by Bartons Road, Horndean Road and Eastleigh Road and is located in a Flood Risk Zone 1. Immediately to the south of the site is a large area of parkland which originally formed part of Southleigh Park's wider estate. This is now proposed to form part of a strategic site for housing in the Council's Draft Local Plan 2036. The Spire Hospital and The Oaks Crematorium are located to the immediate north of the site on Bartons Road. The entrance into the site is currently from Eastleigh Road although there are further access points further south which are currently not utilised. To the north west of the main building is a large car park associated with the office use.
- 1.3 The historic buildings and office extension are set in a wider area of parkland which also forms part of the application area. Immediately in front of the main house, a formal lawn area forms the setting and outlook for the main house. There is a small lake feature in the south-western corner of the lawn, framed by trees. The remains of a smaller garden are located adjacent to the west wing of the main house. There are a number of mature, specimen mature trees within the site which form part of the historic parkland and garden and date back to the mid to late 19th C. A Tree Preservation Order (TPO) applies to the site, principally to protect the ornamental specimen trees. There is also a large amount of overgrown vegetation as a result of the parkland being unmanaged since the office use has been in place. The southern boundary of the site which overlooks the proposed strategic site, includes a variety of individual trees extending 0.6km towards Southleigh Road.

- 1.4 Along with the main house, there are several listed buildings within the site including; the Main House West Wing, the Coach House, the Stable Block with Clock Tower, the Lodge, and the Dairy and Wood Store. The lodge is located in the north-west corner of the site and was provisionally a former gate house into the site.
- 1.5 The principal significance of the heritage assets at Southleigh Park is the architectural and aesthetic value of the appearance, design qualities and materials of the buildings, including the quality of the construction and the care taken in the recent restoration work, in particular the external flint work. Despite the loss of the whole of the northern part of the group of ancillary buildings and walled gardens in existence in the late 1960s, it is still legible as a deliberately composed group with a clear hierarchy reflected in the appearance of the buildings and use of materials. The interiors of the main house where historic features survive are of high value. There are large areas where interior spaces have been entirely remodelled or only the room layout remains.

2 **Planning History**

90/50183/006 - Alterations to previous Planning Permission for Conservatory to provide UPVC/ Aluminium windows., REF,18/10/1990

90/50183/007 - Alterations to previous Listed Building Consent for conservatory to provide UPVC aluminium windows., REF,

01/50183/027 - Listed Building Application to remove the existing cast iron escape stair from the West elevation of the Coach House to remove the existing doorway and form new window opening. Installation of 3 no. casement windows in existing openings., PERM,12/07/2001

00/50183/026 - To demolish section of structurally unstable south wall to west wing of main house, and rebuild with existing flints to match existing elevation., PERM,25/10/2000

00/50183/024 - Alterations to west wing of Listed Part of House and to 'Stable Block' ; extensions and works to north of Main Listed Building and east of 'Stable Block' and covered way to north of 'Stable Block', PERM,23/05/2000

00/50183/025 - Internal and External alterations to West wing of Listed Part of House and to 'Stable Block' extensions and works to north of Main Listed building and east of 'Stable Block' and covered way to north of 'Stable Block', ,23/05/2000

97/50183/022 - Listed Building Application for internal and external alterations at ground and first floor, PERM,30/01/1998

96/50183/018 - Creation of new southern access and drive from Eastleigh Road for visitors use involving removal of trees covered by Tree Preservation Order 1068; reopen existing southern access for staff entry and alterations to northern access to provide exit; revision to parking layout permitted under 91/50183/11, PERM,07/01/1999

96/50183/019 - Listed Building Application for creation of new southern access and drive from Eastleigh Road for visitors use involving removal of trees covered by Tree Preservation Order 1068; reopen existing southern access for staff entry and alterations to northern access to provide exit; revision to parking layout permitted under 91/50183/11, WD,21/02/1997

96/50183/020 - Alterations to listed part of house including internal and external changes including alterations to roof removal of flues and alterations to part of fenestration, PERM,20/02/1997

96/50183/021 - Listed Building application for alterations to listed part of house including internal and external changes including alterations to roof, removal of flues

and alterations to part of fenestration, PERM,20/02/1997

08/50183/028 - Crown lift to 2.4m or 5.1m a group of Common Oak trees and fell an Ash tree all within Area 1 subject to TPO 1068., PERM,18/06/2008

APP/11/01231 - Installation of CCTV system of 11No. cameras, consisting of 9No. wall mounted cameras and 2No. pole mounted cameras and associated speakers and detectors., PERM,02/04/2012

APP/11/01402 - Listed Building Consent for Installation of CCTV system of 11No. cameras, consisting of 9No. wall mounted cameras and 2No. pole mounted cameras and associated speakers and detectors., PERM,29/03/2012

89/50183 - Selective branch removal of oak trees covered by TPO No 1068, UNK,23/08/1989

89/50183 - Erection of Conservatory/Dining Room Extension, UNK,13/11/1989

89/50183/002 - Erection of conservatory on south elevation of west wing, UNK,30/10/1989

APP/12/01033 - Crown reduction of 1No. Southern Magnolia to retain height of 8m and branch spread of 5m and crown lift to 2.5m; within Area Order 1 of TPO 1068., PERM,28/11/2012

APP/13/00395 - Listed Building Consent for repairs to existing dairy store., PERM,06/08/2013

APP/14/00860 - Listed Building Consent to repair and reinstate a cavity wall., PERM,27/10/2014

APP/14/01140 - Listed Building Application for removal of 9No. roof lights and replacement flat roofing to match existing., PERM,20/01/2015

APP/15/00543 - Discharge of Condition No. 2 of Planning Permission APP/14/01141., PERM,20/06/2016

APP/17/00863 - Hybrid Application - Full Application for change of use, alterations to and extension of existing buildings to 20 Residential units, (13 dwellings in the main house and 7 in other Listed Buildings) with associated landscaping parking and amenity space.

Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works. Pending determination.

3 Proposal

- 3.1 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). This is being considered in conjunction with a Hybrid application comprising full permission for the change of use to the existing buildings and outline permission for a further 70no. units across the site.

The proposals for the various listed buildings on the site are as follows:

Main House

- 3.2 The main house is currently used for office accommodation and for the purposes of storage in the west wing. It is proposed for the entire main house and west wing to be converted into a residential accommodation. The main house would be converted into 5no. apartments. The ground floor principal rooms are of greatest significance and the conversion proposes to retain the key architectural features. Other rooms within the main house, mainly on the first floor, would require a higher level of intervention in terms of subdivision however, key features would still be retained where possible. Externally the changes to the building would be very minimal. The west wing would be converted into 3no. town houses with minimal external changes other than a limited number of new openings and modifications. Each town house would have a private rear garden to the north of the west wing where the kitchen gardens were formerly located. The number of units in the Main House would be 7no. in total. The proposals also include the creation of a new formal lawn to the south of the west wing conversion.

Coach House and Former Stables

- 3.3 These two structures are located to the north of the main house, facing each other across a courtyard space. Both buildings have been extensively modified both internally and externally during the office use of the site since the 1960's. A single storey pitched roof extension has been added to the eastern side of the coach house and a single storey flat roof extension to the south side of the stables with a brick flat roof link corridor, linking into the office block.
- 3.4 The application proposes to demolish these extensions and subdivide the buildings into duplex townhouses with new separating walls, with minimal intervention to the external facades where possible. To the rear of the stable block, a new flat extension is proposed. 3no. units would be in the coach house and 3no. within the stable block. Each unit would have a private rear amenity space. The courtyard space between the buildings would be enclosed to the south by flint a brick walls, whilst the space to the north would be enclosed by new garages with accommodation above. The space will retain the appearance of a stable yard with red clay 'stable yard' pavements defining the building curtilages.

Gate Lodge

- 3.5 The gate lodge is in the north-eastern corner of the site, adjacent to the former entrance on the corner of Horndean Road and Bartons Road. The building includes several architectural features including octagonal entrance tower and gothic arched window openings. It would be converted into 2no. bedroom house with minimal external or internal intervention. The existing low flint and brick wall on the lodges boundary with Horndean Road would be repaired and retained.

Dairy

- 3.6 The former dairy is a free standing octagonal shaped, single storey building with flint walls located to the west of the main house (west wing). This building is not large enough to be converted into a residential unit, so its future use is not yet determined. However, it may sit within the curtilage of one of the new dwellings, subject to the reserved matters application.

Woodstore

- 3.7 The former woodstore is located northwest of the west wing and is a single storey, flint walled structure. This is currently used as a central server room for the commercial use. It is proposed that the woodstore would be reconfigured to provide a refuse store for the apartments and townhouses within the main house/ west wing.

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: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non-Statutory Consultations

Conservation Officer House & Outbuildings

Southleigh Park House features the remains of an early 19th-century gentleman's estate. The main house, clock tower and lodge are Grade II listed. There is also a coach house, dairy and wall that are curtilage listed.

The estate was sold to the Plessey Company in 1969. A new entrance was cut from the Eastleigh Road, the kitchen gardens became a car park and a modern office block was built in the same area. In 1994 the estate, covering 15 acres, became the property of Snell & Wilcox and was developed into the headquarters of the business.

The site is now occupied by Snell Ltd and the main house overlooks what was the park, which includes several large oak trees, and is now grazing for Southleigh Farm.

Policy Context

Before proceeding to consider the policy context of the NPPF, it is of primary importance that the correct weight should be attributed to the desirability of preserving the setting of the listed building from the outset, in accordance with sections 16 & 66(1) of the Planning (Listed Buildings and Conservation Area) Act 1990:

"Section 16 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.”

“Section 66 requires local planning authorities when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall 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 need for the decision taker to attach considerable or special weight to the desirability of preserving the setting of listed buildings has been reinforced through two recent high court decisions of: Barnwell Manor Wind Energy Limited vs. East Northamptonshire District Council et al (2014); and North Norfolk District Council vs. DCLG and Mack (2014).

The above statute and its subsequent and consistent interpretation in recent high court decisions emphasises the need for the policies of the NPPF to be implemented whilst always having regard to the need to give special or greater weight to the preservation of the setting of a listed building.

Where the impact on the setting of a listed building has been assessed in accordance with paragraphs 128 to 132 of the Framework, and has been found to fall within the category of 'less than substantial harm' (i.e. paragraph 134), then it is still important that when considering the balance exercise, and therefore the public benefits of any such proposal, that from the outset this is consciously weighed in favour of the need to preserve the setting of the listed building.

The National Planning Policy Framework (NPPF) was published in March 2012 and sets down the policies that the Council must take into account when determining planning applications. This supersedes PPS 5, however, English Heritage (web-site 23 April 2012) advises that the Practice Guide (HEPPG) remains a valid and Government endorsed document pending Government's review of guidance supporting national planning policy as set out in its response to the select Committee”.

The NPPF sets out, in paragraph 17, the 12 core planning principles that local planning authorities should consider in making planning decisions. One of these core principles relates directly to conserving heritage assets, as follows

“Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;”

Paragraph 132 of the National Planning Policy Framework states that 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. It also goes on to state that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Paragraph 133 provides guidance in relation to development proposals that cause 'substantial harm'. While, paragraph 134 of the National Planning Policy states that where a development will lead to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Paragraph 64 (Section 7 – Requiring Good Design) is also particularly relevant to this case in that development should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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.

Significance

The areas of particular historic significance are:

- The architectural detail of the house, clock tower, lodge, coach house and dairy
- The remnants of an original boundary wall to the north of the site.
- The southern aspect from the main house is particularly significant as it allows for appreciation and outlook on what would have been the former Parkland. The house was also built on the elevated position for views south towards the sea.
- Surrounding landscape and trees
- The main house's character is defined by its polite architecture, status and the large spacious rooms. In contrast the interior of the western wing has seen a series of changes and is comparatively plain.

In Heritage terms there are two aspects to the scheme.

1. The suitability of the conversion to residential and its resulting impact on the building's special architectural/historic interest.
2. The impact of the proposed development, in particular the new housing within the grounds, on the setting provided for the listed building

Impact of conversion works

Main House and western wing

The conversion is well conceived. From a recent detailed inspection, it is satisfactory that the main house can fairly readily be split into 13 units. The resulting changes to the exterior are minimal. The internal works are more radical in places – insertion of floors, new stud walls, replacement stairs etc. However, in the main, the proposals have been designed to fit the natural building grain. In general, where a conflict arises it is considered that any loss of significance is limited, and more than outweighed by the

benefit of bringing the building into full use and creating the environment for investment to secure its long-term future.

Coach House and Clock House

Again, the conversions are well conceived working with the grain of the buildings. Incongruous modern additions are to be removed from the buildings which will enhance their appearance. The extensions proposed to the Clock house in principle are acceptable. It will be down to the detail of the extensions that will determine their success. The re- instatement of the courtyard appearance will enhance the appearance of the buildings and the main house. This can also provide some car parking which is necessary.

The Lodge and Wall

The Lodge is to be converted back into a single dwelling house. This is the best use for the building as it is what it was originally designed for. A small extension is proposed which will increase the accommodation. Subject to detail this appears to be entirely appropriate for the building. Some minor alterations are also proposed to the eastern elevation to provide more light. Again, this is not something that would be contentious. The fine flint work and the proportions of the rooms are all to be maintained which is particularly positive.

Following suggestions it now appears that the original boundary wall to the north of the site is to be substantially retained. This includes the pier which would have formed the original entrance to the site. A small opening is to be formed in the wall, but this is considered to be an acceptable compromise to allow entrance to the new apartment blocks.

New Housing Development in Grounds

The area of land where development is likely to have the least impact on the setting of the listed building is that to the north. While I have reservations about the amount of new development, the proposed location is basically correct in terms of limiting harm.

The proposed new development is significant and will impact on the setting of Southleigh House. It is inevitable that the scale and number of the new buildings will make them a prominent feature within the site. However, this has to be balanced up with the fact that the current office buildings on site are incongruous features and that a number of dwellings are needed to make the refurbishment of the existing heritage assets viable. The applicant has also worked very hard to ensure the significant views to the south are maintained and a courtyard is re-instated to the north.

In this particular instance it is therefore considered that the proposed development would not be detrimental to the architectural significance of the listed buildings or their setting. Although it is acknowledged that the setting of this building contributes to its significance, the new scheme allows for this setting to be substantially maintained.

Section 106

Due to the sensitivity of the site, it is considered that a Section 106 agreement should

be considered to control the phasing of development. Without an agreement to phase the works (in favour of the listed building) there would be concerns that the new residential units could be developed, and listed building could be undeveloped and mothballed. As the conversion and refurbishment of the listed building is such an important consideration in terms of the principle of the development, it is considered that some control is required

Design Code

Again, due to the sensitivity of the site, it is considered that a design code should be sought (either by condition on during this application). This would agree details of the built form of key character areas and hard and soft landscaping, in order to ensure a high-quality design within the setting of a number of listed buildings. Please see below an example of a condition that could be used.

Prior to the submission of the reserved matters application, a Design Code document for the development shall be submitted to, and approved in writing by, the Local Planning Authority. The Design Code document shall substantially accord with the principles of the Design and Access Statement (July 2017) and shall include the following details;

(a) Principles for the built form of key character areas within the Site to be informed by local character, having particular regard to:

- (i) building form and depth,
- (ii) roofscape, including ridge lines and pitches,
- (iii) building heights (not to exceed two storeys in height),
- (iv) building elements such as chimneys, eaves, openings (windows / doors) and porches,
- (v) external materials,
- (vi) boundary treatment, and
- (vii) Parking principles (including cycle parking / storage).
- (viii) Details of Car Barns including materials, roofscape and building heights

(b) Principles for hard and soft landscaping within the site

Development shall be carried out in accordance with the approved Design Code document.

Reason - To ensure a satisfactory design for the development, in the interests of the character and appearance of the area.

Historic England

Please refer to the Authorities Own Conservation Officer

Twentieth Century Society

No response provided.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: 01/09/2017

Number of representations received: 1

Comment	Officer Comment
There would be an adverse increase in traffic as a result of the development.	This is a planning consideration and is being considered within application APP/17/00863.
The density of housing would destroy the character and wildlife of the site.	This is a planning consideration and is being considered within application APP/17/00863.

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) The suitability of the conversion of the listed buildings to residential and impact on the special architectural/historic interest.
- (ii) Impact on the setting of the listed building
- (i) **The suitability of the conversion of the listed buildings to residential and impact on the special architectural/historic interest.**

7.2 The National Planning Policy Framework sets out, in paragraph 17, the 12 core planning principles that local planning authorities should consider in making planning decisions. One of these core principles relates directly to conserving heritage assets, as follows: "Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;"

7.3 Paragraph 132 of the National Planning Policy Framework states that 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. It also goes on to state that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Paragraph 133 provides guidance in relation to development proposals that cause 'substantial harm'. While, paragraph 134 of the National Planning Policy states that where a development will lead

to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

- 7.4 Paragraph 64 (Section 7 – Requiring Good Design) is also particularly relevant to this case in that development should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 7.5 With regards to local planning 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'.
- 7.6 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.
- 7.7 The proposals have been carefully considered by the Council's Conservation Officer (CO) and Planning Officers with regards to the advice set out above both in terms of national and local planning policy. With regards to the main house and west wing, whilst there are some internal works required for the conversion, the loss of significance is minimal and more than outweighed by the benefit of bringing the building in full use and securing its long-term future. The proposals therefore comply with the relevant planning heritage policies.
- 7.8 With regards to the stable block and coach house, it is considered that the removal of the inharmonious extensions would be beneficial and the proposed extension is far more in keeping (subject to material samples/door and windows details). The reinstatement of the courtyard between the two buildings is encouraged and will enhance the setting of the two buildings and the overall heritage complex.
- 7.9 The proposal for the conversion of the gate lodge into a dwelling is supported in that it would return the building back to its original use. The proposal to retain the original boundary wall to the north is considered to be the right approach, as it includes the pier which would have formed the original entrance to the site. A small opening is to be formed in the wall, but this is considered to be an acceptable compromise to allow an entrance to the new residential development.

(ii) Impact on the setting of the listed building

- 7.10 As well as the impact on the listed buildings, it is of primary importance that the correct weight should be attributed to the desirability of preserving the setting of the listed building from the outset, in accordance with sections 16 & 66(1) of the Planning (Listed Buildings and Conservation Area) Act 1990:

“Section 16 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.”

“Section 66 requires local planning authorities when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall 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”

- 7.11 With regards to the proposed new housing in the grounds, this is significant and would impact on the setting of Southleigh House. However, much of housing would be located to the north of the main building, although it is inevitable that the scale and number of the new buildings will make them a prominent feature within the site. However, this must be balanced up with the fact that the current office buildings on site are incongruous features which do not contribute to the historic setting of the site. Also, it is recognised and understood that a certain number of dwellings are required to make the refurbishment of the existing heritage assets viable. It is also considered that the significant views to the south are maintained and a courtyard is re-instated to the north.

8 Conclusion

- 8.1 It is therefore considered that the proposed development would not be detrimental to the architectural significance of the listed buildings or their setting. Although it is acknowledged that the setting of this building contributes to its significance, the new scheme allows for this setting to be substantially maintained.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for the application APP/17/000864 subject to the following 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
 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 LANDSCAPE DETAIL MAIN HOUSE & STABLE COURTYARD
 P110 MAIN HOUSE - PROPOSED FIRST FLOOR
 P111 LANDSCAPE DETAIL MAIN HOUSE & STABLE COURTYARD
 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
 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
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 HERITAGE STATEMENT
 HERITAGE STATEMENT - FIGURES
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 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 Planning Policy Framework.

- 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

Appendices:

A – Location Plan

B – Existing Site Plan

C – Illustrative Masterplan (amended version)

D - Main House – GF Existing and GF Proposed

E – Main House – FF Existing and FF Proposed

F – Main House – Existing Elevations

G – Main House – Proposed Elevations – West and South.

H – Main House – Proposed Elevations – East and North

NB – Given the large number of plans, all other floor plans and elevations of associated buildings can be found at:

https://planningpublicaccess.havant.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=DCAPR_241563

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