APP_17_01215

The Barns, Church lane Hayling Island, PO11 0SB

Conservation Officer No Objection

Overview

The Barns is formed of two listed buildings one being listed as 'the Barn at Church Farm' to the north of the application site bounding Church Lane the second being the 'Stable at Church Farm'. Both are grade II Listed and sit within the St Peters conservation Area.

The stable is the structure with closest proximity to the proposed development. The stable is stone with brick quoins to the north elevation with red brick southern elevation.

Policy and legislative background

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.

Section 72 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 Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Local Plan Core Strategy

Policy CS11 says 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'.

National planning Policy Framework (NPPF)

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;"

Proposal

The proposal is for the removal of the existing chain link fence and the erection of a 1.8 metre closed boarded fence along the southern boundary between the western boundary wall and the exiting brick and flint boundary wall that runs from a position adjacent to the south-east corner of the building towards the gate.

The fence is to be erected along the line of the existing hedge of Leylandii trees that have been trimmed back to their trunks and look rather un slightly. It will not be visible from the public domain and therefore has no impact on the setting or character of the Conservation Area.

Assessment

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.

Advisory

It should be noted that as the application proposes works within the curtilage of a listed building in order for the work to go ahead an application for planning permission is also required under Part II class A (d) of the General permitted development order.

Recommendation

No Objection