

Recommendation: **GRANT LISTED BUILDING CONSENT**

The building is Grade II* listed and began life as a simple C17 farmhouse. It was improved in the C18 reflected in the current distinctive 'Strawberry Hill Gothic style. In 1828 the property was acquired by Sir Theophilus Lee. His cousin Arthur Wellesley was the first Duke of Wellington. The present banqueting Hall was commissioned by Sir Theophilus Lee and was called the Waterloo Room in honour of his cousin's successful military victory. The site is also located within the Bedhampton Conservation Area.

2 Planning History

01/61439/003 - Height reduction by 2m and reduce the radii by 2-3m of a Cedar tree (T1) at The Elms, 2 Lower Road subject to TPO1718., PERM,28/09/2001

99/61439/002 - Underpinning and repairs to the Wellington room, insertion of tie bar and repair

s to the front gate piers, PERM,07/01/2000

98/61439/001 - Notification of intention to fell an Elm tree also to crown reduce a Cedar tree.

Both trees within Old Bedhampton Conservation Area, RO,27/11/1998

95/61439/000 - Listed building application for internal alterations and external works to west

and north elevations, PERM,26/02/1996

06/61439/004 - Application to carry out tree works to include crown clean, removing major deadwood, weak, split and broken branches. Reduce loading on weak fork unions, reducing end weight of major branches by minimal pruning back or thinning only ends of limbs by 2-3 metres maximum, thereby slightly reducing overall canopy spread to Copper Beech (T31). Crown clean removing major deadwood to an Austrian Pine (T1). Formative pruning, thinning crown by up to 20% removing weak and crossing branches and co-dominant stems. Raise crown by selective removal of low and secondary branches to Austrian Pine (T30). All trees subject to TPO 0496., PERM.27/03/2006

06/61439/005 - Application to Fell a Copper Beech (T31) within TPO 0496.,
 PERM.19/07/2006

08/61439/006 - Conservation Area consent to reduce the height of 1No. Hawthorn and 1No. Elderberry to 2.2 metres; both within Old Bedhampton Conservation Area., RNO,18/02/2008

09/61439/007 - Fell 2No. Bay trees within Old Bedhampton Conservation Area. ,
RNO,02/09/2009
APP/14/00021 - Reduce height of hedgerow to rear eastern boundary by 3m back to
previous pruning points, within Conservation Area of Old Bedhampton.,
RNO,17/02/2014

APP/17/00284 - Tree works, UNK,
APP/17/00285 - Tree works, UNK,
APP/17/00432 - Fell 1No.Holly within Conservation Area of Old Bedhampton.
, RNO,05/06/2017
APP/17/00495 - Reduce lower branches by 2m of 1No.Pine and remove dead
branches overhanging drive, subject to TPO 0496., PERM,05/06/2017
APP/17/01024 - Installation of 2No. conservation roof lights to the roof space above
the Waterloo Room. , PERM,06/11/2017
APP/17/01025 - Listed Building application for installation of 2No. conservation roof
lights to the roof space above the Waterloo Room. , PERM,06/11/2017

3 Proposal

The proposal is for the installation of 1No. replacement window and 1No. replacement door to rear and associated internal works.

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

Listed Building Grade: Grade 2*
Conservation Area: Old Bedhampton

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

Principal Conservation Officer No Objection

The building is Grade II* listed and began life as a simple C17 farmhouse. It was "improved? in the C18 reflected in the current distinctive 'Strawberry Hill? Gothic? style. In 1828 the property was acquired by Sir Theophilus Lee. His cousin Arthur Wellesley was the first Duke of Wellington. The present banqueting Hall was commissioned by Sir Theophilus Lee and was called the Waterloo Room in honour of his cousin's successful military victory.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") 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.

The approach has been well considered to minimise the impact (on the external elevation) by using a well designed window and door that will sit comfortably on this important listed building. A condition requesting detail plans and sections of the door and window will need to be attached to any consent given to ensure they are of an appropriate design.

The internal alterations proposed will not harm any historic fabric and will not harm the internal layout or arrangement of the building. It is hoped that the changes proposed will allow for the space to be used on a more frequent basis.

I am therefore satisfied that the work has minimal impact on the building's special architectural and historic interest, providing much needed guest accommodation.

Conditions:

- Window details to be submitted
- Materials to match

Historic England

No response

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: 17

Number of site notices: 1

Statutory advertisement: 22/12/2017

Number of representations received: 4

Comment	Officer Comment
I'm objecting to the application because there is no reason to replace these. For fifty years this has been the Elms GUEST ROOM FOR THE RESIDENCE. Also for the relatives of the ill and dying at the lodge, part of the Manor Trust, somewhere where they can rest. I'm objecting to other works as changing the door and window to the guest room will not let	The justification and need to for works to listed buildings are not material considerations. The impact on the character and setting of the proposal on the listed building is considered under material planning considerations.

disabled people go anywhere as the door leads to a courtyard and no wheelchair can get out to the rear garden. The toilet would be right next to my bedroom wall, and my bathroom door is in the Courtyard.	
Concerns that the proposal would result in noise and disturbance to the amenity of internal neighbours	Impact on amenities of neighbouring properties are not material considerations in listed building applications.

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) Impact upon the character and setting of the listed building and Conservation Area

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Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Planning Authorities to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. The site is an important grade II* listed designated heritage asset. The approach has been well considered to minimise the impact (on the external elevation) by using a well designed window and door that will sit comfortably on this important listed building. A condition requesting detail plans and sections of the door and window has been attached to ensure that they are of an appropriate design.

The internal alterations proposed will not harm any historic fabric and will not harm the internal layout or arrangement of the building. It is hoped that the changes proposed will allow for the space to be used on a more frequent basis. As such it is considered that the proposed works would conserve both the character and setting of the listed building and conservation area.

(ii) Other matters

It is noted that 5 objection letters have been received, which raise concerns regarding the actual need of the proposals and the impact on amenities of neighbouring residents within the other flats in the building. The impact on the character and fabric of the building has been considered above. The impact on the amenities of neighbouring properties is not a material planning consideration in listed building applications, the consideration in this application is the impact on the character and setting of the listed building and conservation area only.

8 **Conclusion**

The proposed works are considered to conserve the character and setting of the listed building and conservation area.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/17/01271

(A)

(B) for the following reasons/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:

1205B PROPOSED LAYOUT AND INTERNAL ELEVATION
1300 THE ELMS ELEVATIONS
1301 THE ELMS ELEVATIONS SHT.2
1303B EXISTING AND PROPOSED ELEVATIONS
1400 THE ELMS SECTIONS SHT.1
1401 THE ELMS SECTIONS SHT.2
HERITAGE STATEMENT
DESIGN AND ACCESS STATEMENT

Reason: - To ensure provision of a satisfactory development.

- 3 The materials used 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 No works shall take place until full details of the proposed window and door have been submitted to and approved in writing by the Local Planning Authority. The details shall include 1:20 scale plans and sections of the door and window. The works shall be carried out in accordance with the approved details.

Reason: To conserve the character and setting of the Listed Building in accordance with policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.