

**TOWN AND COUNTRY PLANNING
ACT 1990 (AS AMENDED)**

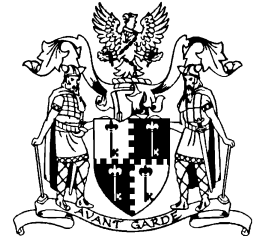
**STATEMENT OF
HAVANT BOROUGH COUNCIL**

**The Wellington Public House, 73 London Road,
Waterlooville, PO7 7EX**

**Local Planning Authority Reference:
APP/17/00442**

**Planning Inspectorate Reference:
APP/X1735/W/17/3181302**

HAVANT BOROUGH COUNCIL



TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPEAL BY M Forfar Limited , M Forfar Ltd AGAINST THE DECISION OF HAVANT BOROUGH COUNCIL TO REFUSE TO GRANT PLANNING PERMISSION FOR Demolition of the existing building and the erection of a 3 storey building comprising a retail outlet on the ground floor with associated rear service and parking, with 4 no.1 bedroom and 4 no.2 bedroom flats above.

Planning Inspectorate Reference: APP/X1735/W/17/3181302

LPA REF: APP/17/00442

1.0 PROCEDURAL MATTERS

- 1.1 The Local Planning Authority issued a Building Preservation Notice (BPN) on the building on 12 July 2017, for which details have already been sent to the Planning Inspectorate. Subsequent to this Historic England considered the BPN and concluded the following:

The Wellington Inn, Waterlooville, a public house built in 1861 with a later 1930s hall added, is not recommended for listing, and therefore the Building Preservation Notice is not upheld, for the following principal reasons:

Degree of Architectural interest:

- * The pub is typical rather than noteworthy of its date;
- * Subsequent alteration has further reduced its interest, particularly the loss of the historic pub interior and original ground-floor plan.

Degree of Historical interest:

- * Although the earliest remaining public house in Waterlooville, which developed around an earlier inn named after the Battle of Waterloo, this constitutes local rather than national historical interest.

- 1.2 A copy of this decision is attached at appendix A. As such given this decision the site does not benefit from any Statutory Designations, and the appeal can be determined in accordance with the circumstances of when this application was determined.

2.0 SITE DESCRIPTION

The site is currently occupied by a former public house (Use A4) The Wellington. The building occupies a prominent corner location on London Road and Chapel Lane and is within the defined town centre of Waterlooville. The main building is a 2 storey building beneath a pitched roof. To the side and rear there are single storey extensions, which vary in design, scale and massing, and are highly visible along Chapel Lane. To the rear there is a service yard and open parking area.

The surrounding area is of a mixed character of commercial uses on the ground floor, with residential accommodation on the upper floors. The buildings are of 2-3 storeys in height, with some having pitched roofs, and others have flat roofs. These buildings tend to abut the back edge of the adjoining footpaths with areas of hardstanding used for parking and servicing provision.

3.0 PLANNING HISTORY

97/54369/002 - Externally illuminated and non-illuminated signs on front, side and rear elevations of building, Permission,26/01/1998

03/54369/003 - Display of 1 No. externally illuminated projecting sign, 1 No. externally illuminated fascia sign and 2 No. internally illuminated poster case signs all to the south east elevation., Permission ,07/08/2003

07/54369/004 - Retention of lantern roof over part of courtyard., PERM,18/01/2008
APP/11/00062 - Display of 1No. illuminated fascia sign to rear, 1No. hanging sign, 9No. non-illuminated fascia signs, 8No. floodlights (6No. to the front elevation and 2No. to the rear elevation), 1No. new lantern to front entrance and refurbish 1No. existing half lantern to rear. , PERM,23/03/2011

APP/17/00282 - Application to determine whether prior approval is required for the demolition of The Wellington Public House and any proposed restoration of the site., Prior Approval Not Required,12/04/2017

The Government amended the General Permitted Development Order (GPDO) on 23rd May 2017, to remove permitted development rights in relation to demolition of pubs (class A4 use), in recognition of concerns raised by communities and stakeholder's across the country regarding this process, which allowed for Pubs to be demolished without the loss of this facility being assessed in a planning application. The amended GPDO now means that planning permission would be required for any redevelopment/demolition of public houses. However the previous application for this site APP/17/00282, which was to determine whether prior approval is required for the demolition of The Wellington Public House and any proposed restoration of the site, was considered under the previous GPDO prior the 23rd May 2017. Prior approval was subsequently granted for the demolition of this building on 12/3/17, with a condition that the prior approval allows for the demolition within one year of the date of this decision.

The government published accompanying transitional arrangements, to provide guidance regarding decisions that had been made before the Order came in. The arrangements advise that where the developer has secured prior approval before 23rd May, that the development is carried out in accordance with the terms of the permitted development rights before withdrawal of the Amendment Order. Therefore in this case the demolition can be carried out until 12/4/18, in accordance with the approved details. Therefore given this fall back position, in that the existing pub has prior approval to be demolished, policy DM2 of the Core Strategy is not engaged, therefore the LPA cannot resist the loss of the community facility, in these specific circumstances.

4.0 THE APPLICATION

- 4.1 The proposal would result in the existing pub building being demolished, which has been authorised by a Prior Approval application APP/17/00282. The proposal WASs for the erection of a 3 storey building with a flat roof, which comprises a one ground floor retail unit (A1), with would have 146m2 of floor space, having a storage and rear servicing provided from the rear from Swiss Road. The second and third floors comprises 4 no. 1 bedroom units and 4 no. 2 bedroom flats. To the rear of the building there would be vehicle parking for 2 cars, secured and covered storage for 10 bicycles and covered storage for commercial bins.

The proposal would have an overall height of 9.45 metres and a width of 22 metres. The depth of the building at its maximum extent would be 16m, however this does vary as the side (north east) elevation, would be angled and reduces in depth as it follows Chapel Lane, which allows provides pedestrian access from London Road to Swiss Road and the neighbouring ASDA supermarket. The proposed external materials are render, timber cladding, aluminium windows and glazing to the new shopfront.

The application was refused under delegated powers on 18th June 2017 for the following reason:

1. The proposal, by reason of its scale, mass and design is considered to be excessive and inadequately related to the scale, character and design of surrounding development. It would constitute an incongruous and strident form of development, out of keeping with its surroundings, which would have a significant adverse impact on the appearance and character of the area. As such it is contrary to national and local planning policies for the area, in particular the National Planning Policy Framework 2012 and policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

5.0 PLANNING POLICY

- 5.1 The Development Plan comprises the Havant Borough Local Plan (Core Strategy) 2011 the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012.

- 5.2 The following policies of the Havant Borough Local Plan (Core Strategy) 2011 (HBLP (CS) 2011) are considered to be particularly relevant to the determination of this appeal:

CS9 (Housing)

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

CS21 (Developer Requirements)

DM13 (Car and Cycle Parking on Residential Development)

The following policy of the Havant Borough Local Plan (Allocations) 2014 (HBLPA 2014) is also of relevance.

DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from

Also of relevance is the Borough Design Guide (2011)

- 5.3 Also of relevance to this appeal is the adopted Havant Borough Housing Supplementary Planning Document 2011, the Havant Borough Developer Contributions Guide 2016, the Havant Borough Council Guide to Residential Extensions and New dwellings 2011 and the Solent Mitigation Strategy 2014.

6.0 PLANNING CONSIDERATIONS

- 6.1 The existing public house is not statutorily or locally listed, although it is of some architectural and historic merit. Together with its setting within the site the building does make a positive contribution to the character and appearance of the street scene. However there is currently no policy basis, which would prevent the replacement of this building on the application site. Taking the site as a whole, together with its setting, in principle, there is no reason why the site could not be redeveloped for purpose built flats with retail, provided any development complied with the prevailing planning policies regarding impact on the character and

appearance of the area.

- 6.2 The Council's decision in this case is best explained by expanding upon the reasons for refusal having regard to the local and national policy framework outlined in Section 4 above.
- 6.3 The National Planning Policy Framework (NPPF) advises that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental. To achieve sustainable development, these gains should be sought jointly. Paragraph 12 of the NPPF advises that proposed development should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. This is reflected in Policy AL1 of the Council's Local Plan (Allocations 2014) which advises that planning applications should positively seek opportunities to meet the development needs the area unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 6.4 Relevant development plan policies allow in principle for new residential dwellings in existing urban areas subject to various issues being satisfied. In the case of the appeal development these issues are primarily identified in Policies CS9, CS16, CS17, CS21 and DM4.
- 6.5 Policy CS9 (Housing) identifies the need to deliver housing and achieve sustainable development, and this is supported by Policy CS 17 (Concentration and Distribution of Development within the Urban Areas) which promotes the most effective use of land and the concentrating of development within the urban areas of Havant, Leigh Park, Waterlooville, Emsworth and Hayling Island.
- 6.6 Policy CS21 (Developer Requirements) advises that where new or improved infrastructure is essential for planning permission to be granted the council will require the on-site or off site provision and/or contributions through planning obligations, agreements or tariffs in accordance with the relevant legislation for off-site provision. While Policy DM 24 seeks to mitigate the impacts of disturbance from recreational activities on the Solent SPAs.

Impact on the character and appearance of the area

- 6.7 The proposed development would remove the buildings and replace them with a three storey building, which would be both significant in terms of size and scale. The proposed width of the building is 22 metres, with the building then wrapping around and being immediately adjacent to Chapel Lane for up to 16 metres in depth. It is considered that the proposed development of this site marks a significant change to the existing characteristics of this part of London Road/Chapel Lane, introducing a much more intensely developed built form that is distinct from the prevailing character of the area and does not achieve an effective transition between the respective patterns of development surrounding the site on this highly visible and sensitive corner plot. It is acknowledged that the neighbouring building to the north is a 3 storey building, however this is set back further from both London Road and Chapel Lane, in addition it is a building with a reduced width across the site, which does provide it with a sense of spaciousness in its immediate context.
- 6.8 It is considered that the proposed design solution does not relate either to the local area or surrounding houses, neither does it establish a high quality contemporary or innovative design, which addresses this sensitive corner site. This is emphasised

through the angled (north east) side elevation which would bring stark elevations, which would not sit well with the design of the remainder of the scheme. It is therefore considered that this approach lacks a sense of proportion and balance, which would result in the development having an adverse impact on the character and appearance of the area.

- 6.9 In itself the height of the proposed building would not be out of keeping with the locality, having regard to the varied heights of other buildings within the area. However, at its widest point the proposed building would extend to the full width and depth of the site and would be immediately adjacent to London Road and Chapel Lane. As such due to the height combined with the width and depth of the proposed building, together relationship the surrounding roads, it would appear cramped and as such result in over development of the site.
- 6.10 The proposed bin store, parking and access area to the rear of the site would, at points, project almost up to the boundaries of the site, the proposal includes no soft planting or landscaping . It is acknowledged that provision needs to be made for servicing, bin stores and cycle shed, however the surrounding developments provide these facilities from areas that are screened by either boundary walls/fencing or landscaping and integrated into the overall development. However with regard to this development the rear of the site would be dominated by hard surfacing and the overall scale of the development, which is visible from Chapel Lane. This situation is exacerbated by the prominent siting of the proposed bin and cycle stores, which increases the built form at the rear of the site. Given the overall scale and layout of the proposal spreading across the site, there would be little room available to provide soft landscaping and tree planting on the site.
- 6.11 On the above basis it is considered that the proposed development would have a harmful effect on the character and appearance of the surrounding area, as it would seriously and unacceptably undermine the prevailing character and appearance of London Road/Chapel Lane and the wider surrounding area. Furthermore, when viewed alongside the adjoining properties on all sides of the site, the proposed development would not integrate with or respond positively to the character and appearance of the surrounding area in terms of layout, scale, design or scale. For these reasons the proposed building would appear unduly cramped, prominent and stark within the street scene. The harm that would be caused to the character and appearance of the area would outweigh the benefits of providing 8 flats, which comprises a mix of one and two bedroom units. In conclusion on this issue the proposal would unacceptably harm the character and appearance of the area. It would therefore conflict with policies CS16 of the Core Strategy, the Design SPD and the NPPF.

Solent Recreation Mitigation Project (SRMP)

- 6.12 The agent was advised that the application was to be refused. However the matter of the contribution required towards the SRMP was completed in terms through the submission of the relevant paperwork or payment. However in order to justify this financial contribution in terms of the tests laid out in the Community Infrastructure Level regulation 122, the following justification is provided. A contribution towards the SRMP is required as outlined by Policy DM24 of the Local Plan (Allocations).
- 6.13 "The Solent coastline provides feeding grounds for internationally protected populations of overwintering waders and wildfowl. It is also extensively used for recreation. In response to concerns over the impact of recreational pressure on birds, the Solent Forum initiated the Solent Disturbance and Mitigation Project to

determine visitor access patterns around the coast and how their activities may influence the birds. The research concluded that there was mortality arising from disturbance in the populations of some SPA species, which would be exacerbated through new (residential) development”.

- 6.14 Natural England has advised “competent authorities” including Havant Borough Council, Portsmouth City Council, Winchester City Council and Chichester District Council that a significant effect on the Solent SPAs is likely, as a result of the extra disturbance caused by new residential development. By law authorities must ensure these impacts are mitigated when they allocate or permit developments. Natural England ‘police’ this responsibility under the Habitats Directive and Regulations. They have advised the coastal authorities that a process for mitigation needs to be in place by 1 May 2014, otherwise the authorities who permit residential development without mitigation will be in breach of EU law. The Council addressed this responsibility through Policy DM24 Recreational Disturbance to Special Protected Area (SPAs) from Residential Development, which is in the Council approved Local Plan (Allocations):Submission Version. This allows mitigation through a) a financial contribution. The coastal authorities have been working with Natural England since 2013 to understand how much a financial contribution may be.
- 6.15 On the 5th November 2013, the Solent SPA Interim Planning Framework was published. This was produced in response to the SDMP Phase 3 work, which advised that “quick win” measures should be introduced in order to address the requirements of the Habitat Regulations. These measures consist of the provision of dog wardens and rangers to educate visitors about the impacts of their actions on protected species.
- 6.16 The Interim Framework concludes that a contribution of £171.94 per dwelling was required subsequently increased on an annual basis (it was £176 at the time of the determination of the application, plus a monitoring and administration fee). In applying this contribution to all new residential development, the Council will ensure compliance under the Conservation of Habitats and Species Regulations 2010 (The Habitats Regulations).
- 6.17 It is worth noting that Policy DM24 also states that an applicant can avoid making a financial contribution where, subject to the tests of the Habitats Regulations, they can show that there would be no adverse effect on the integrity of the Special Protected Area (SPA). Given this evidence it is considered that the collection of this financial contribution complies with Regulation 122.

7 COMMENT ON THE GROUNDS OF THE APPEAL

- 7.1 The appellant has outlined examples of where development in the immediate vicinity is similar, however the examples that are given are completely different in their context and are of a design, size and scale, in addition they are considered to be of ‘their time’, and should not always be replicated. New development should be innovative and ensure high quality design, rather than simply using individual examples to justify a design approach that lacks symmetry and a sense of proportion for this unique plot.
- 7.2 Policy CS16 of the Local Plan advises that all development should demonstrate in its design that it responds to, draws inspiration from and respects local context and in section 1.c. advises that it uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing building lines,

plot widths and depths, materials and proportions of windows and doors.

- 7.3 The importance of high quality design is also set out in the National Planning Policy Framework (NPPF) in paragraph 56 which states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 7.4 The appellant states that limited communication was made the Planning Authority during the process of the application and that the LPA refused to consider revised plans near the end of the determination period. The Council seeks to work with applicants / developers where possible to achieve high quality development however in this case, significant changes were required which could not have been dealt within in the existing application timeframe. Furthermore these plans were not subject to public consultation. As such is considered that these matters could not be resolved in this application.
- 7.5 The remaining points raised in the appellants' grounds for appeal have largely been dealt with under the 'Planning Considerations' section of this statement.

CONCLUSION

- 7.6 It is considered that the proposed development would have a harmful effect on the character and appearance of the surrounding area, as it would seriously and unacceptably undermine the prevailing character and appearance of London Road/Chapel Lane and the wider surrounding area. Furthermore, when viewed alongside the adjoining properties on all sides of the site, the proposed development would not integrate with or respond positively to the character and appearance of the surrounding area in terms of layout, scale, design or scale. For these reasons the proposed building would appear unduly cramped, prominent and stark within the street scene. The harm that would be caused to the character and appearance of the area would outweigh the benefits of providing 8 flats, which comprises a mix of one and two bedroom unit. As such the proposed development is considered to be contrary to the NPPF and policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

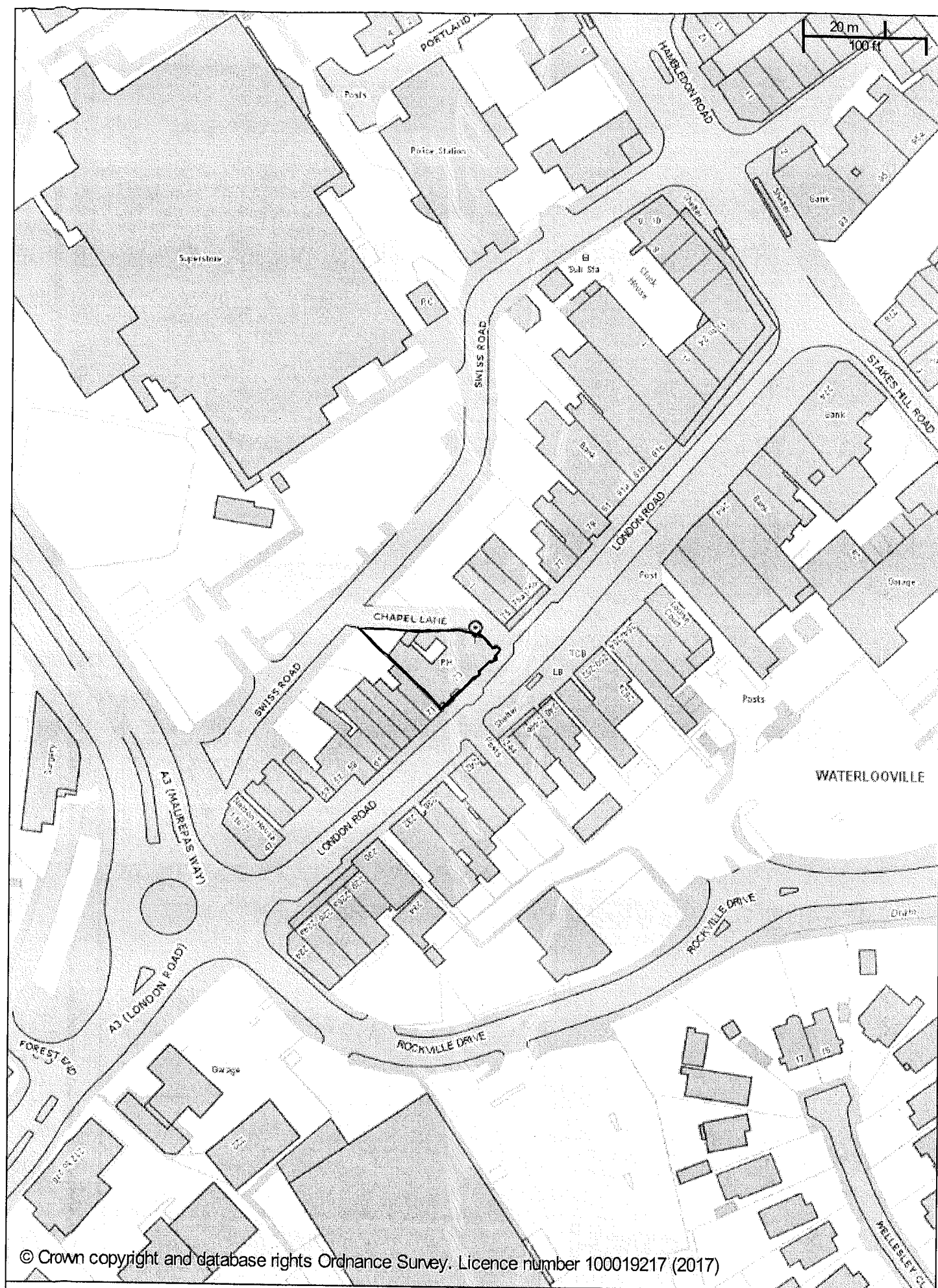
7.7 APPENDICES

- A - Borough Site Map and Location Plan
- B - Historic England decision notice on the Building Preservation Notice
- C - Location Block Plan
- D - Proposed floor plan
- E - Proposed Second floor plan
- F - Proposed south east elevation
- G - Proposed north east elevation
- H - Proposed north west elevation
- I - Proposed south west elevation
- J - Proposed south west return elevation
- K - Suggested conditions

Borough of Havant



- Main Retail/Commercial/Office Areas
- Urban Areas
- Industrial Areas
- Open Space/Recreation
- Borough Boundary



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Case Name: BPN: The Wellington Inn, Waterlooville

Case Number: 1449349

Background

Historic England has been asked to consider the Wellington Inn, 73 London Road, Waterlooville for listing.

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	HE Recommendation
1	1450401	The Wellington Inn	Listing	Do not add to List

Visits

Date	Visit Type
23 August 2017	Full inspection

Context

The local planning authority issued a Building Preservation Notice (BPN) on the building on 12 July 2017. Approval for demolition of the building had been granted on 12 April 2017 (APP/17/00282) but the subsequent planning application for the development of the site (APP/17/00442) was refused on 28 June 2017. This decision is currently the subject of an appeal.

The pub is not in a conservation area and is not locally listed.

Assessment

CONSULTATION

The owners, local planning authority, Hampshire Historic Environment Record and the Victorian Society were all consulted.

Darryl Howells of Pure Town Planning, consultants on behalf of the owners, accepted the accuracy of the description of the building but noted the presence of four types of windows installed on the main public house and the addition of a satellite dish on the side elevation and ducting to the rear. In general, the consultants submitted that the building did not meet the criteria for listing.

No other substantive comments were received.

DISCUSSION

The statutory criteria for listing are set out in the Principles of Selection for Listing Buildings (DCMS, March 2010). To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; and to be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing. Before 1700 all buildings that contain a significant proportion of their original fabric are listed, from 1700 to 1840, most buildings are listed and after 1840 progressively greater selection is necessary.

Specific guidance for the assessment of public houses for listing is found in the Historic England Listing Selection Guide: Commerce and Exchange Buildings (April 2011). This notes that pubs are largely C19 creations and because they survive in such large numbers and were subject to a high degree of standardisation, selection for designation needs to be very discriminating. Criteria to be considered include

architectural quality, intactness, and the survival of original fixtures and fittings. Front elevations can sometimes be sufficiently interesting or rare architecturally to warrant listing even if the interior has been substantially altered or lost.

Built in 1861, the Wellington Inn is a typically unpretentious mid-Victorian rural public house given some prominence by the full-height bays and good-quality diaper brickwork but otherwise lacking in architectural embellishment. Superficially, the building looks externally much as it did in a photograph of 1902 but in actuality it is much altered both externally and, particularly importantly for a public house, internally. On the street elevation the original pair of door openings have been infilled and the original bowed canopy has been replaced with a flat fascia. Many of the windows are later replacements. The 1930s hall, in a contrasting 'Olde English' style, has replaced the original western range of stabling, while the late C20 link block, although sympathetic in style and construction, has further undermined the original character of the pub by removing its L-shaped stable yard. The original stabling to the rear of the pub is much altered having lost the lofts mentioned in a description of 1871 and has been successively rebuilt.

Internally, the ground floor of the original pub is heavily altered and compromised by successive refurbishments. The servery is largely modern and has lost its bar counter tops. All internal partitions have been removed, as have virtually all fittings apart from the shutters in the southern bay window and the stair. It is now impossible to read the original configuration of the pub interior and large openings have been made in the south-western wall to connect with the link block. The upper floors survive better with the original plan largely unaltered, despite some later partitioning, and some survival of features including some windows, architraves, skirtings, cupboards and cast-iron grates. The upper part of the stair has been replaced. The hall retains its panelled entrance screen, fireplace and boarded roof but has again been altered by the insertion of openings into the link block.

The Wellington Inn is of clear local historical interest as the earliest surviving public house in Waterloooville. It continued the early practice of naming the local hostelrys with names associated with the battle of Waterloo; there was also a 'Belle Alliance'. This in itself, however, does not constitute the national historic interest necessary for statutory listing.

Overall this is an unassuming mid-Victorian inn, essentially rural in character, with a good 1930s addition, which makes an important contribution to the streetscape. It is of clear local interest but is typical for its date and has been far too altered, particularly in the principal bar area, to meet the criteria for special interest in a national context.

CONCLUSION

After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are not fulfilled. The Wellington Inn is, therefore, not recommended for listing.

REASONS FOR DESIGNATION DECISION

The Wellington Inn, Waterloooville, a public house built in 1861 with a later 1930s hall added, is not recommended for listing, and therefore the Building Preservation Notice is not upheld, for the following principal reasons:

Degree of Architectural interest:

- * The pub is typical rather than noteworthy of its date;
- * Subsequent alteration has further reduced its interest, particularly the loss of the historic pub interior and original ground-floor plan.

Degree of Historical interest:

- * Although the earliest remaining public house in Waterloooville, which developed around an earlier inn named after the Battle of Waterloo, this constitutes local rather than national historical interest.

Countersigning comments:

Agreed. We are aware that the local planning authority has served a BPN on the building, but a site visit and comparison with our guidance confirm that while it is historically of some interest, and of local note, it is too altered to meet the national criteria for listing. P Trevor 28.9.2017

Second Countersigning comments:

Agreed also. The Wellington Inn does not compare favourably with listed public houses of this type and date and is not of the quality or intactness to merit listing. Therefore we recommend that the Building Preservation Notice should not be upheld.
V Fiorato, 3 October 2017

Annex 1

Factual Details

Name: The Wellington Inn

Location: 73 London Road, Waterlooville, Hants, PO7 7EX

County	District	District Type	Parish
Hampshire	Havant	District Authority	Non Civil Parish

History

The Wellington Inn was built around 1861 at a cost of £1,000 by its landlord, Samuel Jonathan Silvester, a member of a well-known local family. It is recorded as unoccupied in the 1861 census but was certainly open for business by June 1862. It was granted a licence to sell spirits in September 1863 despite opposition from the only other licensed pub in the village, the Heroes of Waterloo Inn, which was demolished in 1890 and replaced by the Waterloo Hotel, which was in turn demolished in the 1960s. In 1871 the Wellington Inn was put up for sale when it was described in the Hampshire Telegraph of 29 July 1871 as containing '...capital public accommodation, with large yard at side containing capital stabling with loft over, good range of lock-up coach-houses with carpenter's workshop over etc. Range of stabling and coach-houses in the rear, with large loft and stores over, now let to Messrs Henty of Chichester.' The inn appears to have remained in this form, with an L-shaped stable/coach block and yard to the west of the pub, until probably the late 1930s when a billiard hall, the Wellington Club Room and Billiard Saloon, replaced the stabling.

The hall seems to have remained separate from the pub until the late C20 when a link block was built to join the two. This was probably associated with an internal refurbishment of the pub at this time. The pub closed in 2017.

Details

Public house, 1861 with a late 1930s billiard hall replacing the original stable/coach house block to the west. A link block was added in association with refurbishment in the late C20.

MATERIALS: the pub is of brick, in Flemish bond with vitrified headers to the south-east (front) and south-west elevations, and south-east elevation of the link range, and raking stretcher bond to the north-east and north-west (rear) elevations. The single-storey ancillary buildings to the rear have a mixture of bonds including Flemish bond, Flemish garden-wall bond, header bond and stretcher bond in a number of different builds. The hall is of Flemish bond to the front elevation and stretcher bond to the rear. All roofs are of slate.

PLAN: the pub is rectangular in plan, of two-storey plus an attic and low cellar, with a single-storey ancillary range, angled along Chapel Lane, to the rear. To the south-west it is joined to the single-storey, rectangular-plan, former billiard hall by a narrow single-storey link block. All roofs are pitched. The ground floor of the pub has a central servery with opened-up bar rooms either side. The western bar has been opened into the link block which gives onto the hall via three openings. The upper floors each have four rooms opening off a central landing.

EXTERIOR: the principal (south-east) elevation of the pub is symmetrical with a pair of square bays to each storey, overhanging eaves and a pair of ridge stacks. The bays are separated by moulded panels and the upper bays are topped with hipped roofs. Fenestration to the bays is of three-over-three horned timber sashes with margin glazing. The bays have panelled timber pilasters and a dentil cornice to each storey. Between the bays are a pair of, now (2017) blocked, entrances divided by a window with an arched fanlight with a rubbed brick arch. The entrances, reached by two stone steps, have stone lintels, now painted, and a flat roof between the flanking bays acts as a porch. This roof, shown in a photograph of 1902, was originally bowed. On the north-east corner of the building is a later, small square-plan porch to a secondary entrance with a brick plinth, multi-paned windows and light above the door, and a hipped slate roof. The north-east gable wall has a pair of timber casements at attic level and six-over-six sashes on the ground and first floor in the northern end of the elevation.

The rear (north-west elevation) has a central full-height outshut with an eight-over-eight sash to its right on the first floor. To the left the elevation is joined by the start of the single-storey ancillary range of various

periods which follows Chapel Lane at an angle to the rear of the building with an alley between the hall. The south-west gable wall of the pub has a pair of casements at attic level and two sash windows (one with margin glazing) to the first-floor. The ground floor is now adjoined by the single-storey, late-C20, link building. This has a gabled front elevation onto London Road with bargeboards and a triple-pane central window with multi-pane transoms.

The gabled front elevation of the hall is symmetrical with an open, gabled, timber porch with brick side walls, timber side balustrades and brackets, bargeboards and a terracotta finial. The porch is flanked by casement windows with multi-pane transom lights in segmental openings. The entrance has large panelled doors with a multi-light transom. The gable has timber framing surrounding a pair of casement windows. The overhanging eaves have plain bargeboards. The roof has a monitor and decorative terracotta ridge tiles. The rear elevation of the hall has a later outshut.

INTERIOR: the ground floor of the pub has been considerably altered by successive refurbishments so that the original layout has been obscured. The central servery and bar-back are modern and have been partially demolished including the loss of the bar counter top. Behind the bar is a dumb-waiter. The southern bay window retains its dado panelling and panelled shutters. Several other windows retain their original architraves and the snug to the rear has matchboard dado panelling. All fireplaces have been lost. The open-string, dogleg stair, located in a small hall to the rear of the bar, has turned newel posts, plain round-section banister and stick balusters. The newel posts, rails and balusters in the upper flight to the attic are modern replacements.

The first floor rooms retain their cornices, in three of the four rooms, skirtings and door and window architraves remain. Some of the rooms have original cupboards. Original cast-iron grates survive in two rooms but their plain timber chimney-pieces have been removed (but present on site at the time of inspection in August 2017). The attic rooms are very plain but retain the original door and window architraves and casement windows. The roof structure appears to be original.

The low cellar is reached by a timber stair and is brick lined with a cellar drop.

The hall is entered through an entrance lobby with timber panels and doors with arched windows. The boarded ceiling has a central timber truss with moulded details and four common metal trusses with tie rods. The room has dado-height matchboard panelling, a brick fireplace and a raised section at the rear end with a wooden balustrade.

The interiors of the ancillary buildings at the rear were not inspected.

Selected Sources

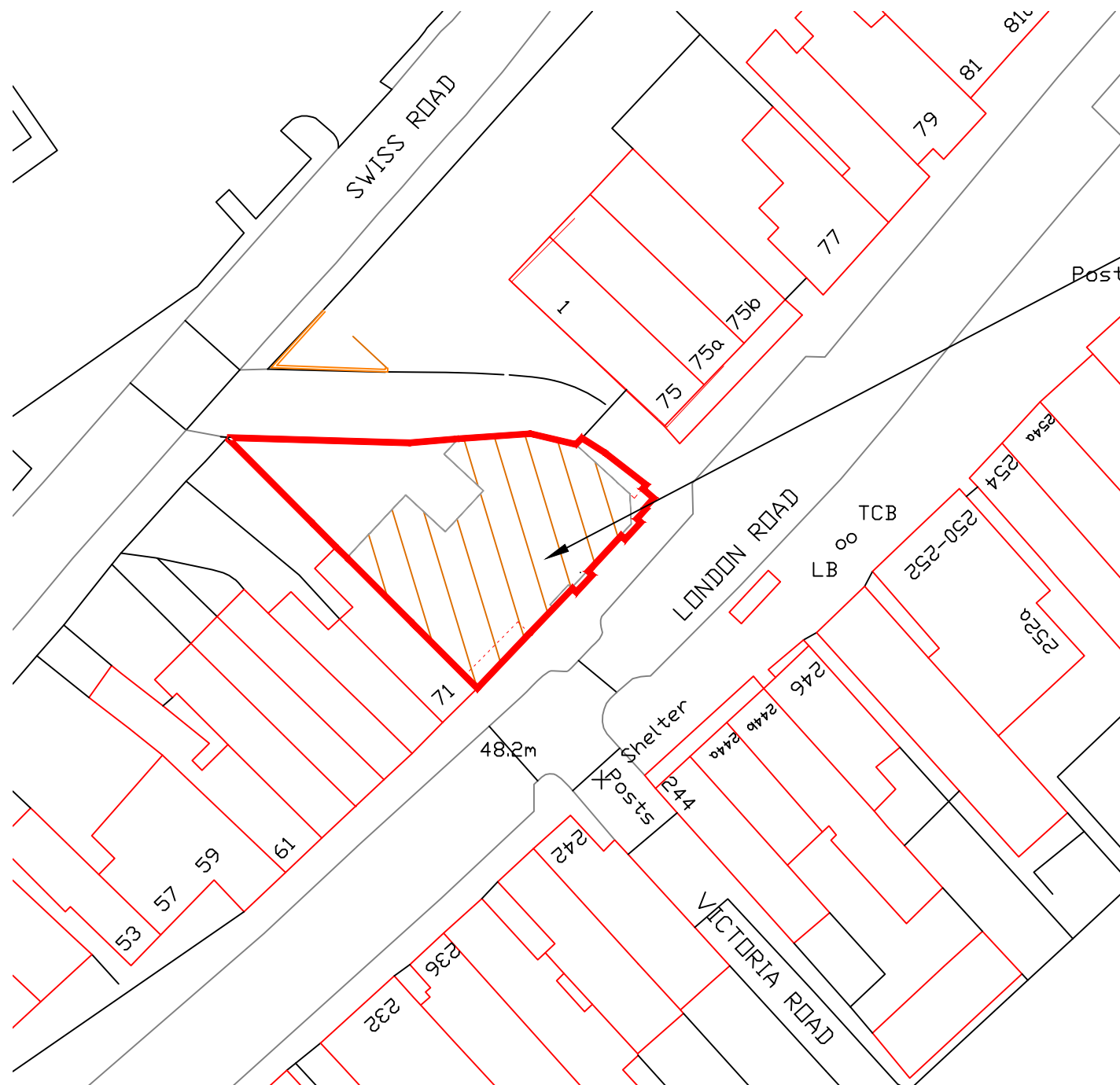
Books and journals

Jones, Steve, *The Public Houses and Inns of Waterlooville, Cowplain, Lovedean, Purbrook and Widley*, (July 2013), 13-19

Map**National Grid Reference:** SU6808409226

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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1450401_1.pdf



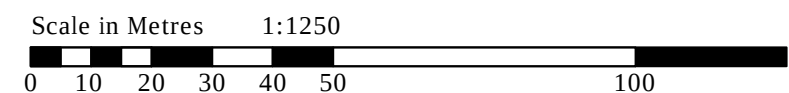
BLOCK PLAN
SCALE 1:500



Proposed redevelopment to include
commercial unit / eight number flats after
demolition of public house at:
The Wellington Public House
73 London Road
Waterlooville PO7 7EX

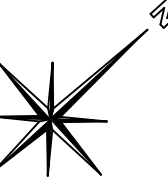
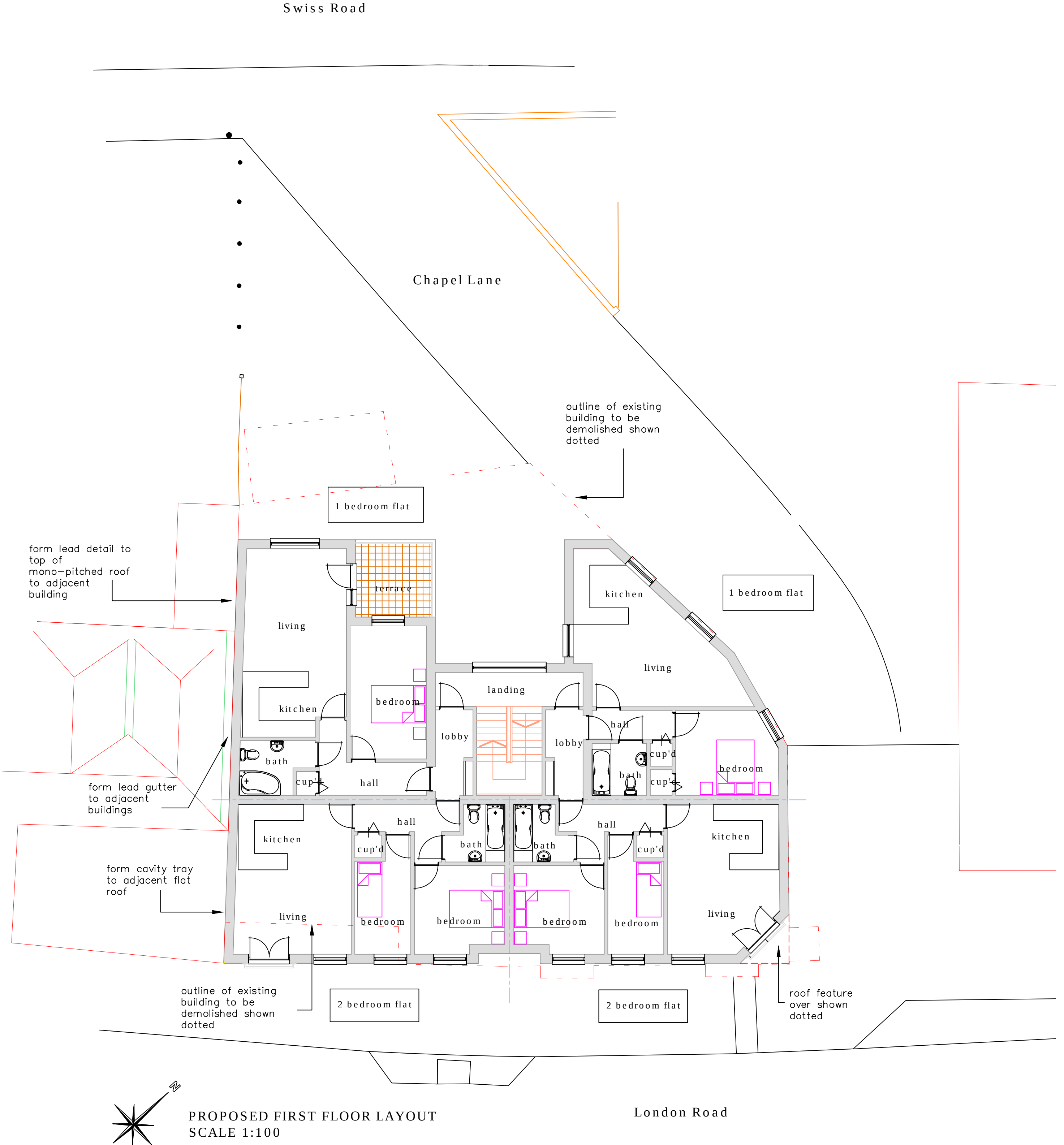
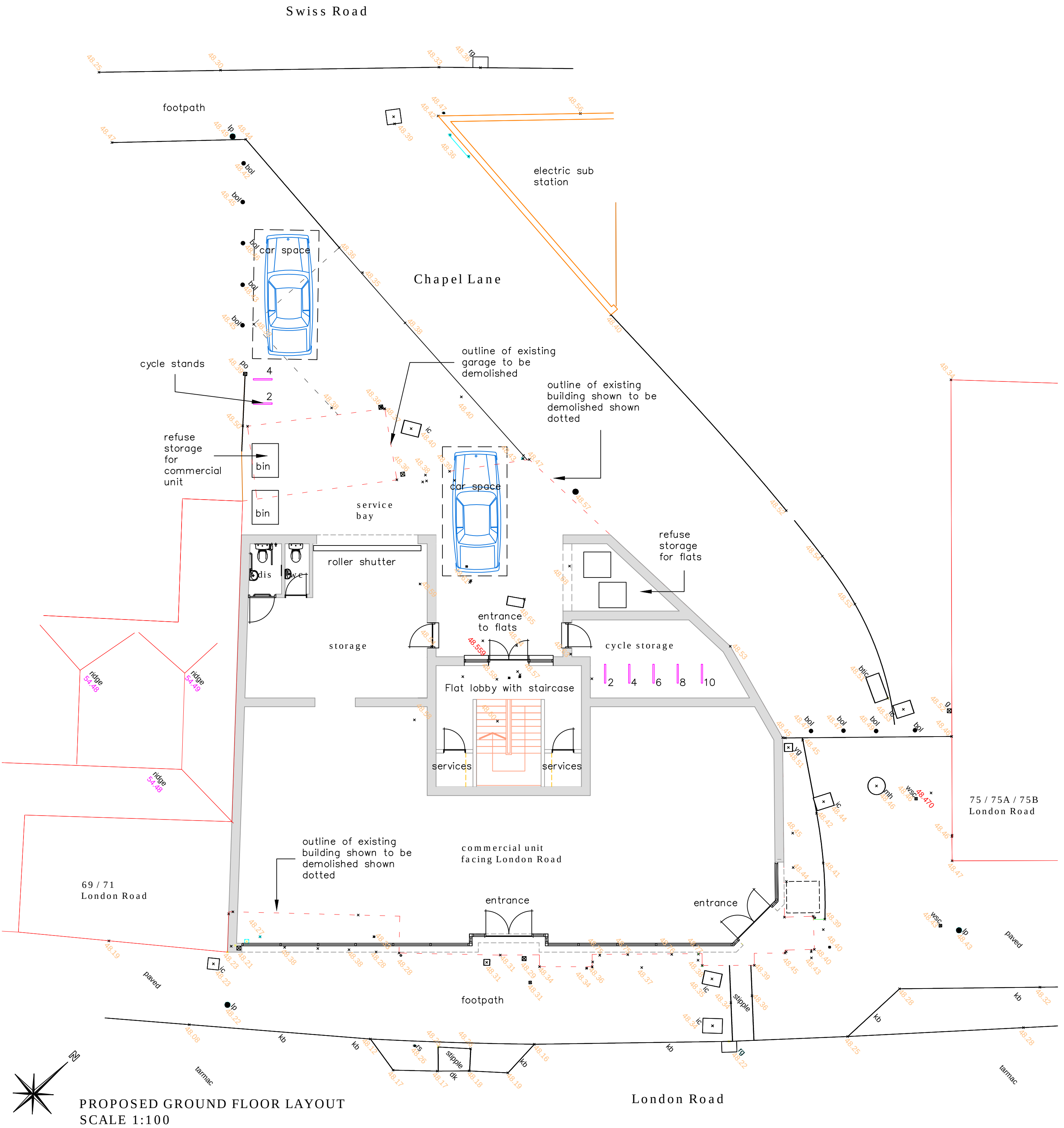


LOCATION PLAN
SCALE 1:1250

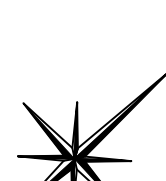


Notes: The design and construction of this project shall be in accordance with the current Building Regulations & NHBC Standards. These notes & drawings have been prepared solely for the purpose of Planning & Building Regulation approval. Do not scale from this drawing unless for Planning purposes. All dimensions to be checked on-site and any alterations to be approved by the Architect and/or client prior to any work commencing. Ordnance Survey Licence No: 100047591 This drawing to be copyright and to be read in conjunction with all other drawings	Revisions:	Key:	Drawing Details: PLANNING DRAWING Proposed Block & Location Plans <table><tr><td>Project No:</td><td>876</td><td>Drawing No:</td><td>11</td><td>Rev No:</td><td></td></tr><tr><td>Scale:</td><td>1:500 1:1250 @ A3</td><td>Drawn:</td><td>BWH</td><td>Date:</td><td>11/04/17</td></tr></table>	Project No:	876	Drawing No:	11	Rev No:		Scale:	1:500 1:1250 @ A3	Drawn:	BWH	Date:	11/04/17	Client Name: M Forfar Ltd	Project Address: The Wellington Public House 73 London Road Waterlooville PO7 7EX	 BH ARCHITECTURE Ltd Heath Cottage Newlands Lane Purbrook Waterlooville Hants PO7 5SQ Tel: 023 9223 2322 Mob: 07747 771808 E-mail:bernard@bernardharding.com
Project No:	876	Drawing No:	11	Rev No:														
Scale:	1:500 1:1250 @ A3	Drawn:	BWH	Date:	11/04/17													

PROPOSED SITE LAYOUT / FLOOR LAYOUTS
SCALE 1:100



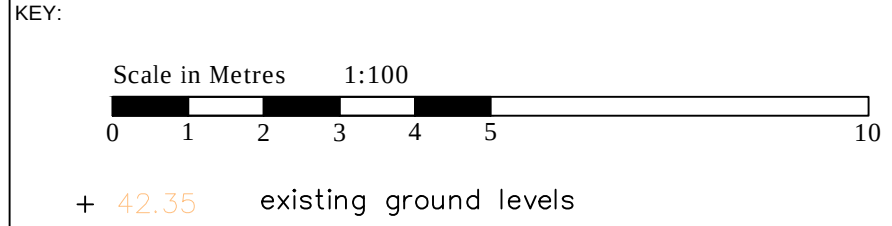
PROPOSED GROUND FLOOR LAYOUT
SCALE 1:100



PROPOSED FIRST FLOOR LAYOUT
SCALE 1:100

NOTES:
The design and construction of this project shall be in accordance with the current Building Regulations & NHBC Standards. These notes & drawings have been prepared solely for the purpose of Planning & Building Regulation approval.
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Ordnance Survey Licence No: 100047591
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AMENDMENTS:



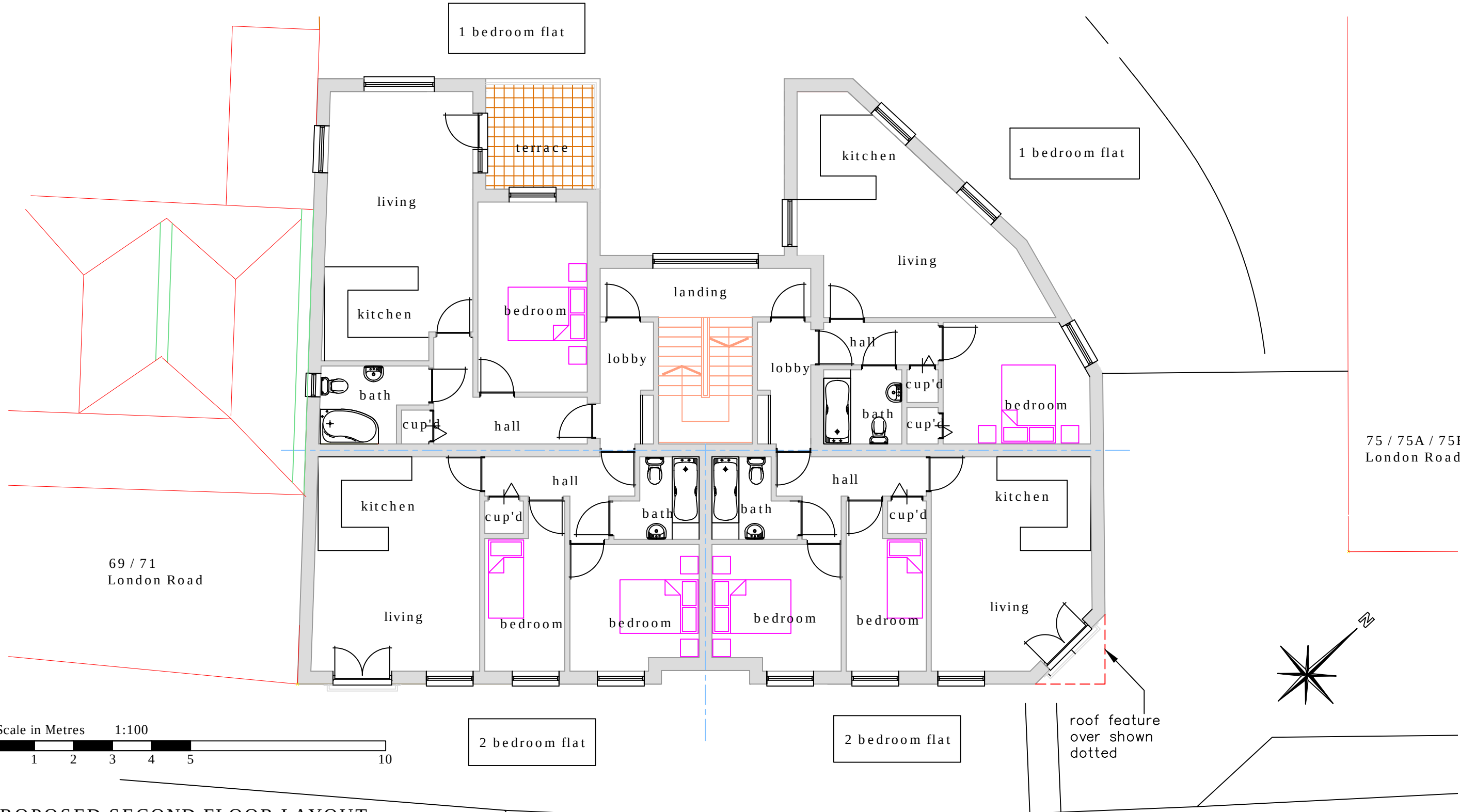
CLIENT NAME & ADDRESS
M Forfar Ltd
13 Castle Road
Southsea
Hampshire
PO5 3DE

PROJECT ADDRESS
The Wellington Public House
73 London Road
Waterlooville
PO7 7EX

DRAWING DETAILS		
PLANNING DRAWING		
Proposed Floor / Site Layout		
PROJECT No 876	DWG No 3	REV No
SCALE 1:100 @ A1	DRAWN BWH	DATE 11/04/17

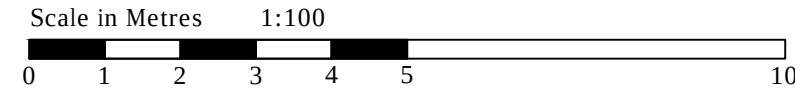


B H ARCHITECTURE Ltd
Heath Cottage
Newlands Lane
Purbrook
Waterlooville
Hants
PO7 5SQ
Tel: 023 9223 2322
Mob: 07747 771808
E-mail: bernard@bernardharding.com

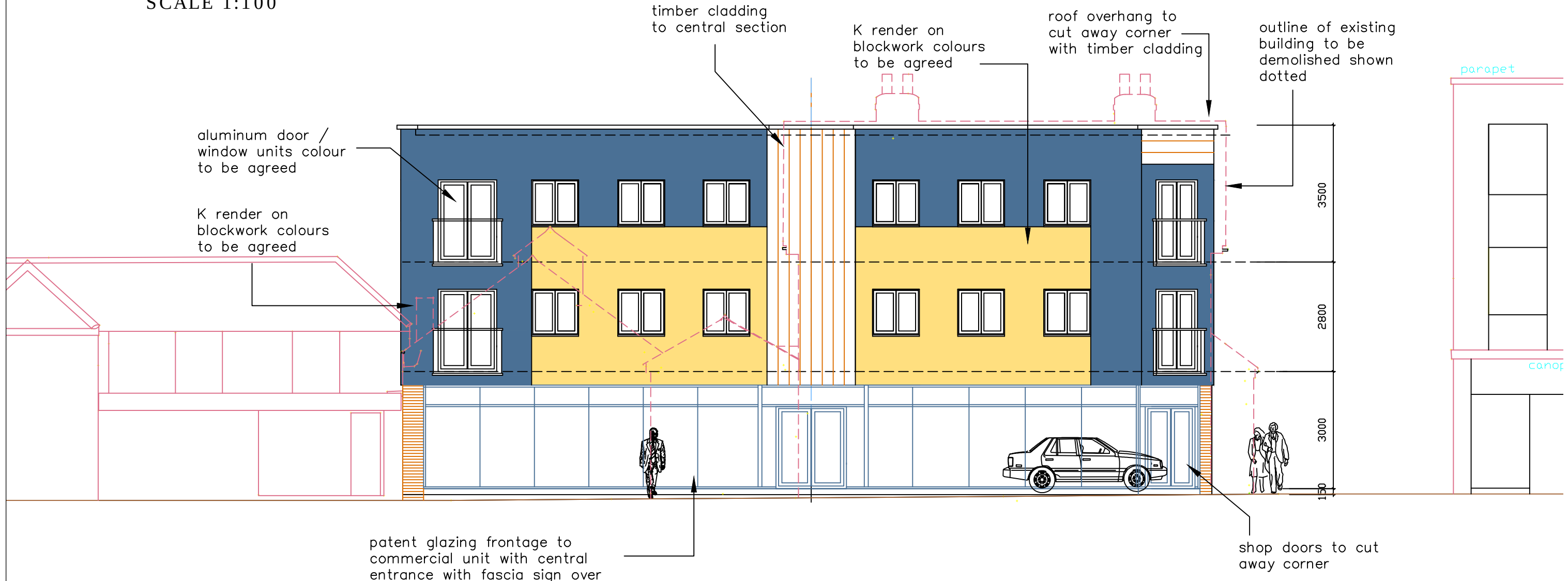


PROPOSED SECOND FLOOR LAYOUT
SCALE 1:100

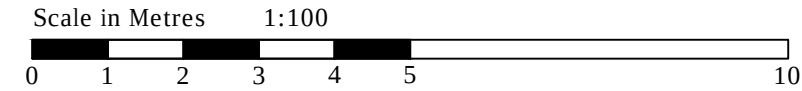
Notes: The design and construction of this project shall be in accordance with the current Building Regulations & NHBC Standards. These notes & drawings have been prepared solely for the purpose of Planning & Building Regulation approval. Do not scale from this drawing unless for Planning purposes. All dimensions to be checked on-site and any alterations to be approved by the Architect and/or client prior to any work commencing. Ordinance Survey Licence No: 100047591 This drawing to be copyright and to be read in conjunction with all other drawings	Revisions:	Key:	Drawing Details: PLANNING DRAWING Proposed Second Floor Layout			Client Name: M Forfar Ltd	Project Address: The Wellington Public House 73 London Road Waterlooville PO7 7EX	 BH ARCHITECTURE Ltd Heath Cottage Newlands Lane Purbrook Waterlooville Hants PO7 5SQ Tel: 023 9223 2322 Mob: 07747 771808 E-mail: bernard@bernardharding.com
			Project No: 876	Drawing No: 4	Rev No:			
			Scale: 1:100 @ A3	Drawn: BWH	Date: 11/04/17			



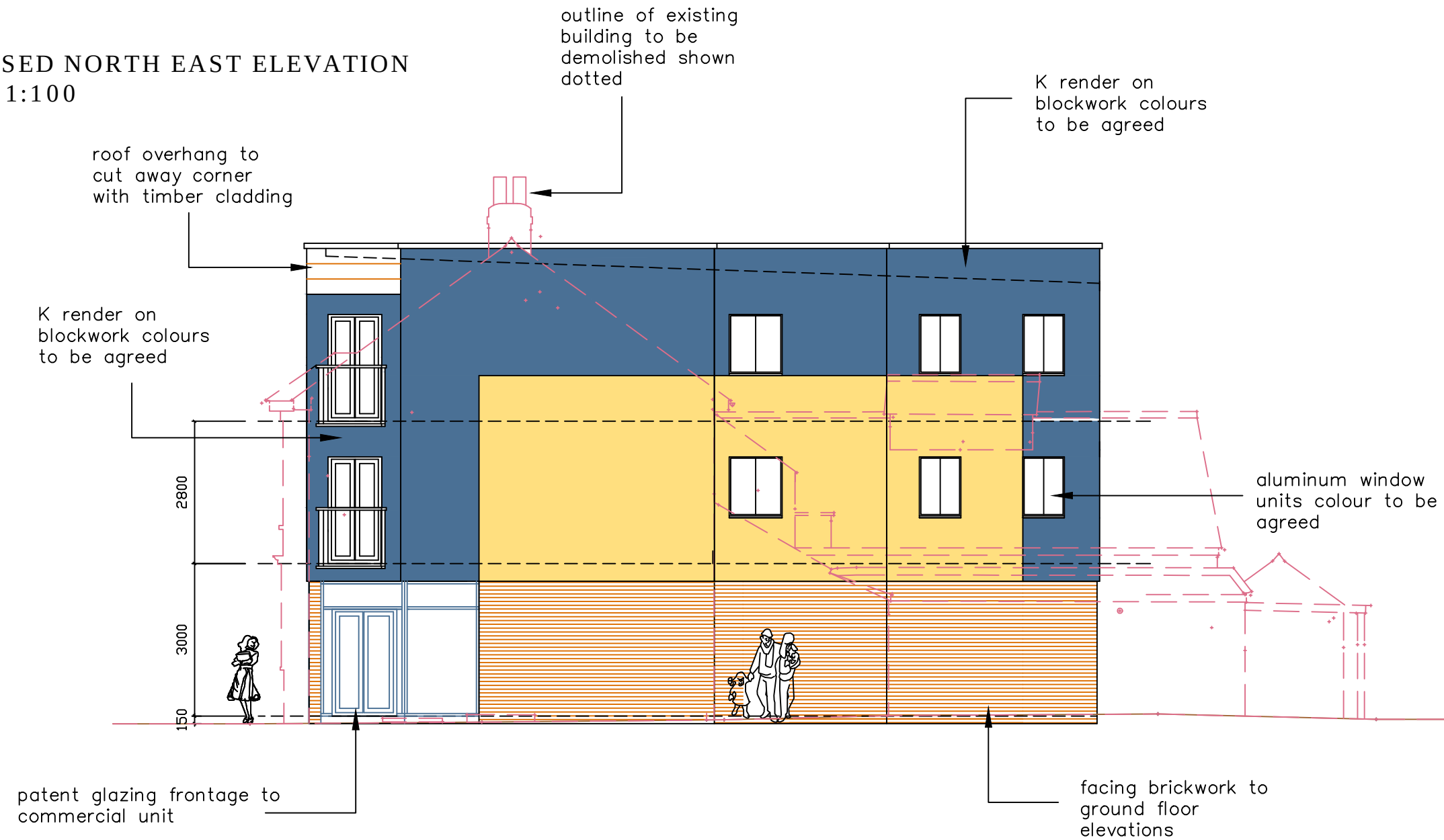
PROPOSED SOUTH EAST ELEVATION
SCALE 1:100



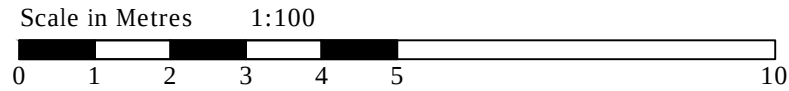
Notes: The design and construction of this project shall be in accordance with the current Building Regulations & NHBC Standards. These notes & drawings have been prepared solely for the purpose of Planning & Building Regulation approval. Do not scale from this drawing unless for Planning purposes. All dimensions to be checked on-site and any alterations to be approved by the Architect and/or client prior to any work commencing. Ordnance Survey Licence No: 100047591 This drawing to be copyright and to be read in conjunction with all other drawings	Revisions:	Key:	Drawing Details: PLANNING DRAWING Proposed South East Elevation			Client Name: M Forfar Ltd	Project Address: The Wellington Public House 73 London Road Waterlooville PO7 7EX	 BH ARCHITECTURE Ltd Heath Cottage Newlands Lane Purbrook Waterlooville Hants PO7 5SQ Tel: 023 9223 2322 Mob: 07747 771808 E-mail: bernard@bernardharding.com
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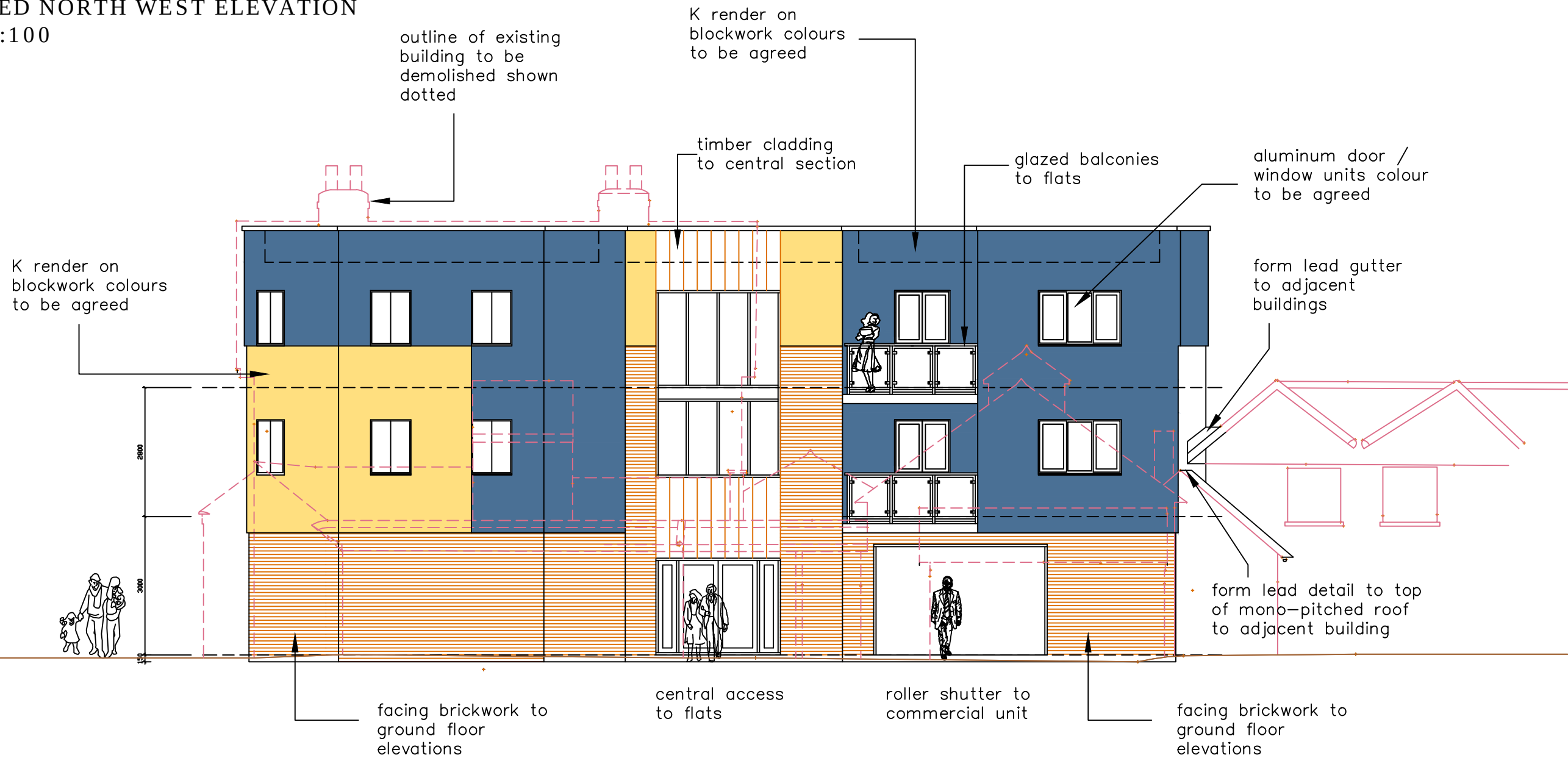
PROPOSED NORTH EAST ELEVATION
SCALE 1:100



Notes: The design and construction of this project shall be in accordance with the current Building Regulations & NHBC Standards. These notes & drawings have been prepared solely for the purpose of Planning & Bulding Regulation approval. Do not scale from this drawing unless for Planning purposes. All dimensions to be checked on-site and any alterations to be approved by the Architect and/or client prior to any work commencing. <u>Ordinance Survey Licence No: 100047591</u> This drawing to be copyright and to be read in conjunction with all other drawings	Revisions:	Key:	Drawing Details: PLANNING DRAWING Proposed North East Elevation <table><tr><td>Project No:</td><td>876</td><td>Drawing No:</td><td>6</td><td>Rev No:</td><td></td></tr><tr><td>Scale:</td><td>1:100 @ A3</td><td>Drawn:</td><td>BWH</td><td>Date:</td><td>11/04/17</td></tr></table>	Project No:	876	Drawing No:	6	Rev No:		Scale:	1:100 @ A3	Drawn:	BWH	Date:	11/04/17	Client Name: M Forfar Ltd	Project Address: The Wellington Public House 73 London Road Waterlooville PO7 7EX	 BH ARCHITECTURE Ltd Heath Cottage Newlands Lane Purbrook Waterlooville Hants PO7 5SQ Tel: 023 9223 2322 Mob: 07747 771808 E-mail:bernard@bernardharding.com
Project No:	876	Drawing No:	6	Rev No:														
Scale:	1:100 @ A3	Drawn:	BWH	Date:	11/04/17													



PROPOSED NORTH WEST ELEVATION
SCALE 1:100



Notes:
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Revisions:

Key:

Drawing Details:

PLANNING DRAWING
Proposed North West Elevation

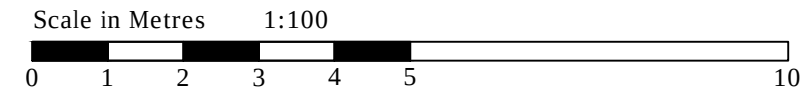
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Scale:	1:100 @ A3	Drawn:	BWH	Date:	11/04/17

Client Name:
M Forfar Ltd

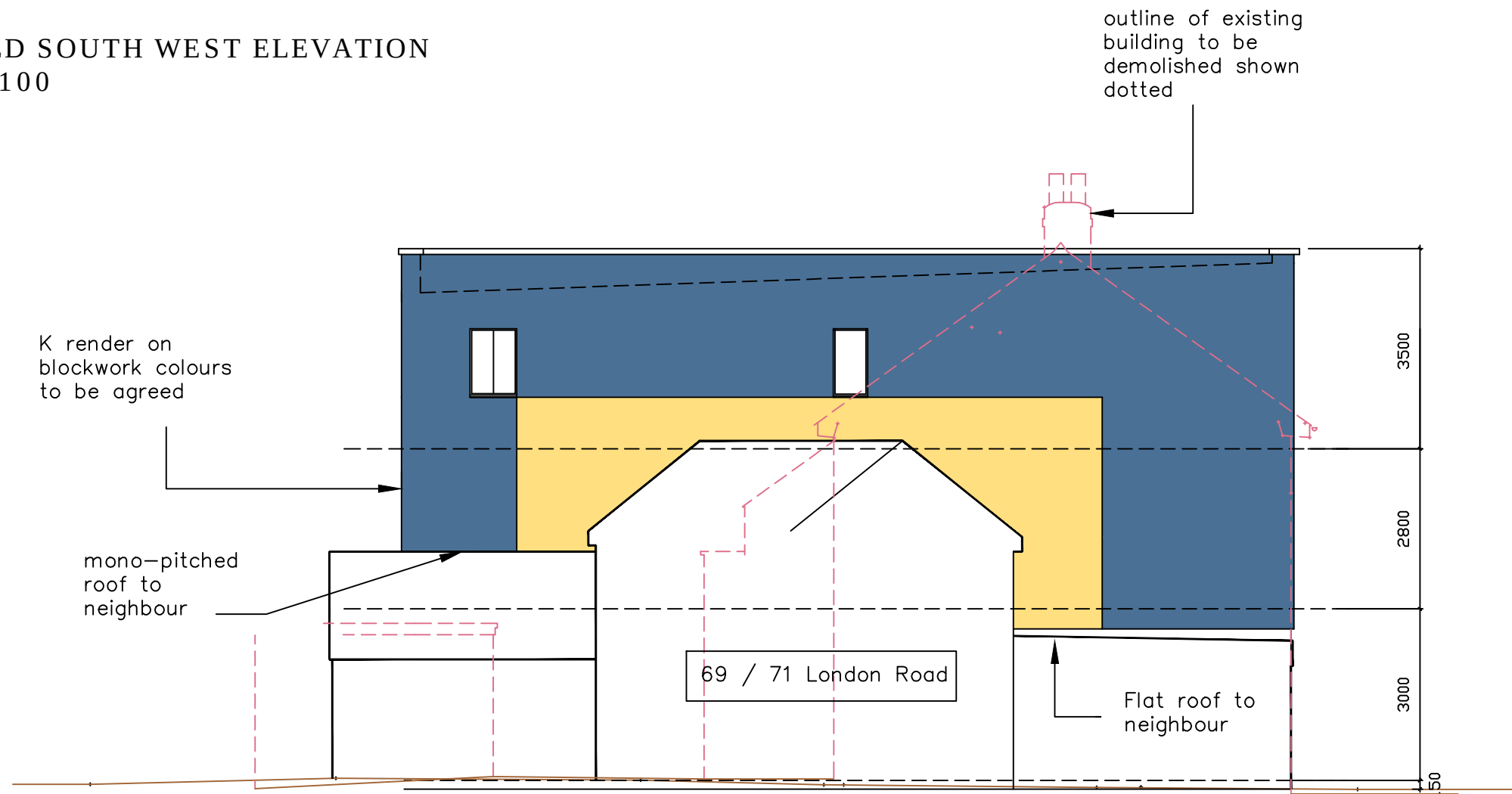
Project Address:
The Wellington Public House
73 London Road
Waterlooville
PO7 7EX



B H ARCHITECTURE Ltd
Heath Cottage
Newlands Lane
Purbrook
Waterlooville
Hants
PO7 5SQ
Tel: 023 9223 2322
Mob: 07747 771808
E-mail: bernard@bernardharding.com



PROPOSED SOUTH WEST ELEVATION
SCALE 1:100



Notes:
The design and construction of this project shall be in accordance with the current Building Regulations & NHBC Standards. These notes & drawings have been prepared solely for the purpose of Planning & Building Regulation approval.

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Ordnance Survey Licence No: 100047591

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Revisions:

Key:

Drawing Details:

PLANNING DRAWING
Proposed South West Elevation

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Scale:	1:100 @ A3	Drawn:	BWH	Date:	11/04/17

Client Name:

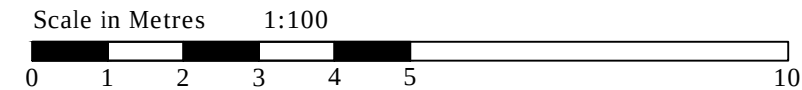
M Forfar Ltd

Project Address:

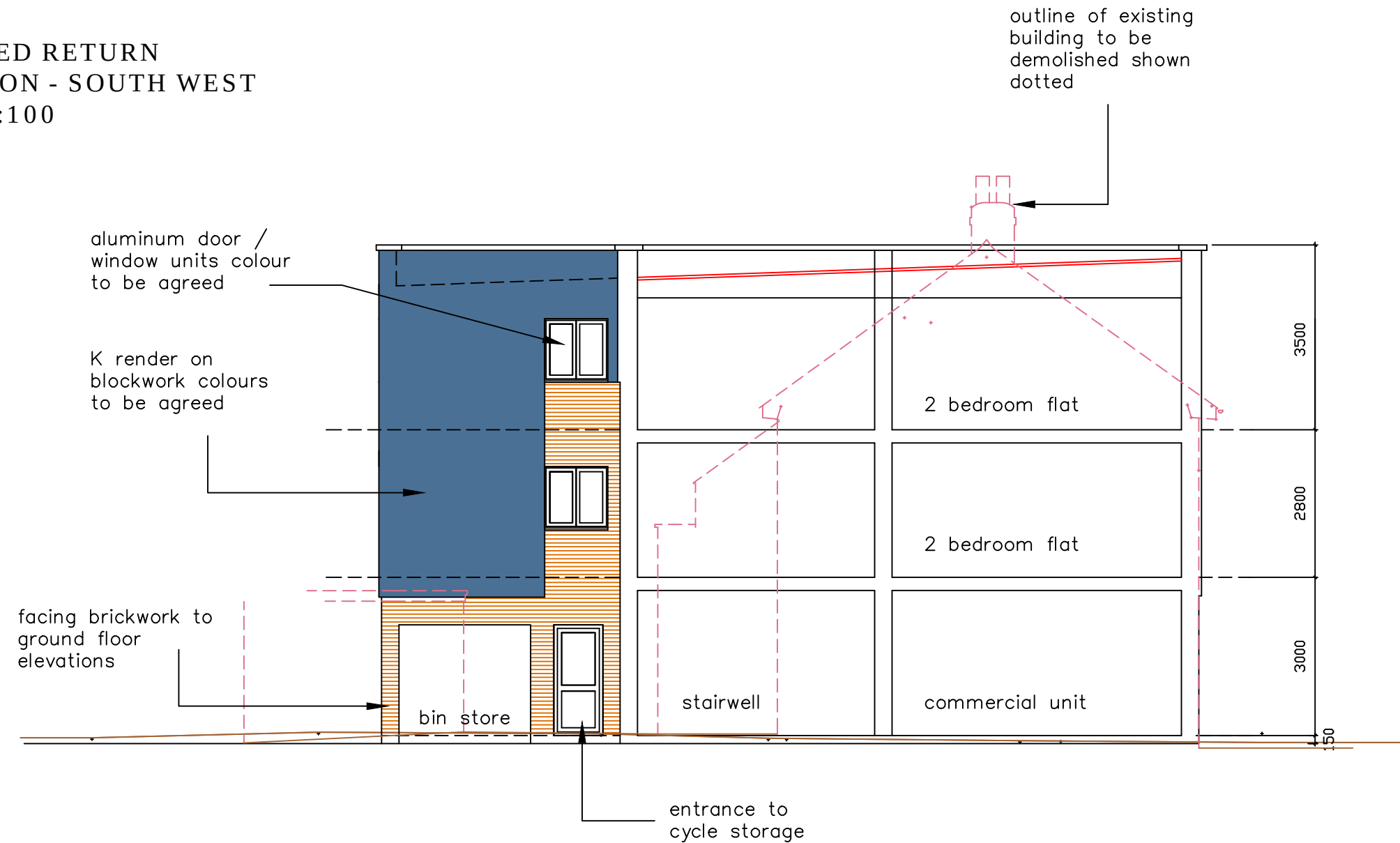
The Wellington Public House
73 London Road
Waterlooville
PO7 7EX



B H
ARCHITECTURE Ltd
Heath Cottage
Newlands Lane
Purbrook
Waterlooville
Hants
PO7 5SQ
Tel: 023 9223 2322
Mob: 07747 771808
E-mail:bernard@bernardharding.com

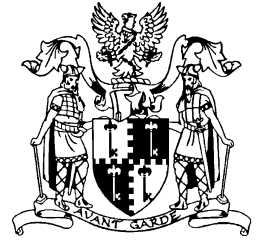


PROPOSED RETURN
ELEVATION - SOUTH WEST
SCALE 1:100



Notes: The design and construction of this project shall be in accordance with the current Building Regulations & NHBC Standards. These notes & drawings have been prepared solely for the purpose of Planning & Building Regulation approval. Do not scale from this drawing unless for Planning purposes. All dimensions to be checked on-site and any alterations to be approved by the Architect and/or client prior to any work commencing. Ordinance Survey Licence No: 100047591 This drawing to be copyright and to be read in conjunction with all other drawings	Revisions:	Key:	Drawing Details: PLANNING DRAWING Proposed Return Elevation - South West <table><tr><td>Project No:</td><td>876</td><td>Drawing No:</td><td>9</td><td>Rev No:</td><td></td></tr><tr><td>Scale:</td><td>1:100 @ A3</td><td>Drawn:</td><td>BWH</td><td>Date:</td><td>11/04/17</td></tr></table>	Project No:	876	Drawing No:	9	Rev No:		Scale:	1:100 @ A3	Drawn:	BWH	Date:	11/04/17	Client Name: M Forfar Ltd	Project Address: The Wellington Public House 73 London Road Waterlooville PO7 7EX	 BH ARCHITECTURE Ltd Heath Cottage Newlands Lane Purbrook Waterlooville Hants PO7 5SQ Tel: 023 9223 2322 Mob: 07747 771808 E-mail:bernard@bernardharding.com
Project No:	876	Drawing No:	9	Rev No:														
Scale:	1:100 @ A3	Drawn:	BWH	Date:	11/04/17													

HAVANT BOROUGH COUNCIL



TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPEAL BY M Forfar Limited , M Forfar Ltd AGAINST THE DECISION OF HAVANT BOROUGH COUNCIL TO REFUSE TO GRANT PLANNING PERMISSION FOR Demolition of the existing building and the erection of a 3 storey building comprising a retail outlet on the ground floor with associated rear service and parking, with 4 no.1 bedroom and 4 no.2 bedroom flats above.

Planning Inspectorate Reference: APP/X1735/W/17/3181302

LPA REF: APP/17/00442

SUGGESTED 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 approved plans:

Reason: - To ensure provision of a satisfactory development.

3 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5 No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.