

Consultee Comments for Planning Application APP/17/00050

Application Summary

Application Number: APP/17/00050

Address: Flat 11, Royal Apartments, 31 Sea Front, Hayling Island, PO11 0AD

Proposal: Listed Building application for internal modifications.

Case Officer: Lewis Oliver

Consultee Details

Name: Mr John Heritage Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Havant.Heritage@havant.gov.uk

On Behalf Of: Conservation Officer

Comments

Principal Conservation Officer No Objection

Site

The site lies on the southern coast of Hayling Island, accessed from Seafront Road, running east west. The block of three storey apartments to which Flat 11 belongs have open views of the Beachlands foreshore area and the Solent.

The building itself is Grade II listed and is built in a Georgian style. Formerly a Hotel the building is now used as residential apartments.

Policy

Before assessing the impact of the proposal it is of primary importance that the correct weight should be attributed to the desirability of preserving the listed building from the outset, in accordance with section 66(1) of the Planning (Listed Buildings and Conservation Area) Act 1990 which states:

In 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

Assessment

In this case the internal alterations to remove/alter the internal layout will not adversely affect the

historic fabric of the building. This is because the walls affected by the proposals are later additions to the building and is of little historic merit. It is therefore considered that the proposals are localised in their impact on character and do not imply any harm.

Condition: Materials to match existing