

Consultee Comments for Planning Application APP/17/00658

Application Summary

Application Number: APP/17/00658

Address: Osier Dell, Manor Road, Hayling Island, PO11 0QW

Proposal: Listed Building application for renovation and conversion of stable building, replacement of 1970's lean-to, and re-construction of derelict east end to create 1No. 3 bedroom 2 storey dwelling.

Case Officer: Lewis Oliver

Consultee Details

Name: Consultee 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

The building subject of this application forms part of a group of listed agricultural buildings. There is a C18 eight bay barn which is used for low key storage. The stable block adjoining this on the southern side can be roughly divided into two. The western section, immediately adjacent to the barn, remains in active use for its original purpose. The eastern section (subject of this application) is redundant in poor condition and at risk. The building at one time extended further to the east. The shell of the structure remains in part, but it is roofless.

Although in a poor state of repair the buildings original form and functional arrangement is readily apparent. A conservative approach appears to have been taken to the proposed conversion of the former stables with much of the historic significance of the building maintained. The number of openings have been kept to a minimum and sited in such a way as to reduce the impact of the changes on the historic fabric.

A strong characteristic of agricultural buildings is the simple unpunctuated roof. The use of rooflights is best avoided, but where essential should be kept to a minimum. I do not believe the number and position of rooflights in this instance will harm the character of the building.

To facilitate the practical conversion of the building it is proposed to install a timber glazed assembly to allow light into the full height living space. The current proposal appears in keeping with that of the building and would not be controversial. Detailed fenestration drawings of the replacement windows/doors have also been submitted with the application or form and are considered acceptable.

The extension which will form two bedrooms and a bathroom will replace the existing 1970s lean-to. The structure is of no historical merit and therefore its replacement would not be contested. Whilst the proposed extension is slightly wider and deeper it maintains a subordinate scale and appears to use materials which will add a contrast between the old and new yet not clash with or compromised the historic structure.

The proposal therefore appears to have been sensitively undertaken using a design that will still appreciate the character of the stables.

Conditions:

- Scheme should be implemented in full compliance with the detailed method statement submitted with application
- Materials for extension to be submitted and approved before works commence.
- Any alteration or repairs to brickwork shall be carried out in matching bond and matching bricks using a lime based mortar with a flush joint.

Reason: To maintain the character of this historic building.

- All new works and works of making good to the retained fabric whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Reason To safeguard the architectural and historic character of the Grade II listed building.

- No vents or flues, plumbing or pipes, other than the rainwater downpipes, shall be fixed to the external faces of the building unless agreed in writing with the Planning Authority.

Reason To safeguard the architectural or historic character of the Grade II listed building