

Application for listed building consent for alterations, extension or demolition of a listed building.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Harry	Surname:	Walter
Company name:					
Street address:	c/o Manor Farm				
Telephone number:					
Mobile number:					
Town/City:	Hayling Island				
Fax number:					
Country:	Hampshire				
Email address:					
Postcode:	PO110QW				
Are you an agent acting on behalf of the applicant?					
☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Stuart	Surname:	Bone
Company name:	PWP Architects Ltd				
Street address:	61 South Street				
Telephone number:	02392482494				
Mobile number:					
Town/City:	Havant				
Fax number:					
Country:					
Email address:					
Postcode:	PO91BZ				
	s.bone@pwp-architects.com				

3. Description of the Proposal

Please describe the proposed works:

Renovation of stables, replacement of 1970's lean-to, and re-construction of derelict East end to create a 3 bedroom 2 story family house.

Has the work already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☐ Yes ☒ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

A site visit was conducted by Conservation Officer Peter Fellows, who's comments were gathered in Mr Oliver's report. The report states:

'The conversion to residential represents the optimum use to preserve this heritage asset.'

'The principle of conversion [...] to residential would have been resisted unless the applicant has made every reasonable attempt to secure suitable business re-use'

'There is a proviso [...] where there are special circumstances such as the development being the optimal use of a heritage asset and [...] lead to an enhancement to the immediate setting'.

'a conservative approach appears to have been taken to the proposed conversion of the former stables with much of the historical significance of the building maintained'

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff

Do any of these statements apply to you?

☐ Yes ☒ No

8. Authority Employee/Member

(d) related to an elected member

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External Doors - description:

Description of *existing* materials and finishes:

Derelict timber frame

Description of *proposed* materials and finishes:

Stained timber frame with natural finish to match original. Double glazing.

External Walls - description:

Description of *existing* materials and finishes:

Stables: red brick in Sussex bond with occasional grey headers

Description of *proposed* materials and finishes:

Stables: reclaimed red brick in Sussex bond with occasional grey header
1970's lean-to: Timber clad walls

Internal Walls - description:

Description of *existing* materials and finishes:

Blockwork

Description of *proposed* materials and finishes:

Stud work

Rainwater goods - description:

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

Lindab's galvanized steel gutters and downpipes

Roof covering - description:

Description of *existing* materials and finishes:

Stables: clay tiles

Description of *proposed* materials and finishes:

Stables: recycled clay tiles
1970's lean-to: metal standing seam sheet

Windows - description:

Description of *existing* materials and finishes:

Derelict timber casements. No glazing.

Description of *proposed* materials and finishes:

Stained timber frame with natural finish to match existing. Double glazing.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

5384 - 1000 OS & block plan
5384 - 1100 existing roof plan
5384 - 1101 Proposed roof plan
5384 - 1200 Existing Ground Floor plan
5384 - 1201 Proposed Ground Floor plan
5384 - 1202 Existing First Floor plan
5384 - 1203 Proposed First Floor plan
5384 - 1204 Proposed First Floor plan (with overhead)
5384 - 1300 Existing and proposed south elevations
5384 - 1301 Existing and proposed north elevations
5384 - 1302 Existing and proposed East elevations
5384 - 1400 Proposed Section C - C
5384 - 1401 Proposed Section A-A & B-B
5384 - 1500 Perspectives (double height spaces)
5384 - 1501 Perspectives (single height spaces)
5384 - 1502 Perspectives north elevation
5384 - 1503 Perspectives south elevation

9. Materials

5384 - 1600 Opening Detail (casement + hayloft)
5384 - 1601 Opening Detail (entrance timber assembly)
5384 - 1602 Opening Detail (glazed door +hayloft)
5384 - 1603 Opening Detail (lounge timber assembly)
5384 - Design, Access & Heritage Statement
5384 - Method Statement
Havant Borough Council Letter
Phase I Eco Report
Phase II Eco Report

10. Demolition

Does the proposal include total or partial demolition of a listed building? ☒ Yes ☐ No

Which of the following does the proposal involve?

a) Total demolition of the listed building ☐ Yes ☒ No

b) Demolition of a building within the curtilage of the listed building ☐ Yes ☒ No

c) Demolition of a part of the listed building ☒ Yes ☐ No

What is the total volume of the listed building? m³ What is the volume of the part to be demolished? m³

What was the date (approximately) of the erection of the part to be removed? Month: Year: (Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

The 1970's lean to once served as further stables, and now serves as ancillary storage. It is made of single brick walls (that do not match the original stables) and corrugated sheet roofing. The upper part of the main facade is clad with black, horizontal ,timber square edged boards. The interior is subdivided by block work, with a separate door to each stables.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The 1970's lean-to has no historical significance and does not accommodate all of the necessary rooms for a 3 bed house. It will be replaced by a structure similar in shape and scale but ones that compliments the renovated barn.

11. Listed building alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, will there be works to the interior of the building? ☒ Yes ☐ No

Will there be works to the exterior of the building? ☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☒ Yes ☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

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Havant Borough Council Letter
Phase 1 Eco Report
Phase 2 Eco Report

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building? ☐ Don't know ☐ Yes ☒ No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ☐ Yes ☒ No

14. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

15. Certificates (Certificate B)

Certificate of Ownership - Certificate B
Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Owner/Agricultural Tenant			Date notice served
Name:	Stuart Wakely		16/06/2017
Number:		Suffix: House name:	
Street:	Manor House		
Locality:	Manor Road		
Town:	Hayling Island		
Postcode:	PO11 0QW		
Title:	Mr	First name: Harry	Surname: Walter
Person role:	APPLICANT	Declaration date:	16/06/2017 ☒ Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

16/06/2017