
Site Address:	The Elms 2 Lower Road, Havant		
Proposal:	Installation of 2No. conservation roof lights to the roof space above the Waterloo Room.		
Application No:	APP/17/01024	Expiry Date:	10/11/2017
Applicant:	Mr Wilson The Manor Trust		
Agent:	Mr Sayer PWP Architects Ltd.	Case Officer:	Lewis Oliver
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

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 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. ,

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/17/01025 - Listed Building application for installation of 2No. conservation roof lights to the roof space above the Waterloo Room. Parrell application currently under consideration

Installation of 2No. conservation roof lights to the roof space above the Waterloo Room.

Havant Borough Council Parking SPD July 2016

CS16 (High Quality Design)

AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)
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Conservation Area: Old Bedhampton

Number of site notices: 1.

Statutory advertisement: 29/09/2017

Number of representations received: 1

Comment	Officer Comment
The roof of the Waterloo Room could be said to 'overlook' our rear garden. I support the proposal for the benefits it will bring to The Elms and for the sympathetic way the proposals have been designed so as to have minimal effect upon the listed building both internally and externally. Ron Tate FRTPI (rtd).	

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) Principle of development
- (ii) Impact upon the character and setting of the listed building and Conservation Area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

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

7.3 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 (limiting impact on existing rafters) by using a well designed rooflight that sits flush in the roof. Given this it is considered that there is no loss of important historical fabric. The chosen location is well screened and is not visible from any views of the building which minimises their visual presence. It is therefore considered that the work would have minimal impact on the building's special architectural and historic interest, providing much needed access to the attic space. As such the proposed works are considered to conserve the character and setting of the listed building and conservation area.

(iii) Effect on neighbouring properties

- 7.4 The proposed roof lights by virtue of their location, and being located on the flat roof would not have a significant adverse impact on the amenities of neighbouring properties, particularly with regard to overlooking. As such the proposal meets the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The proposed works are considered to conserve the character and setting of the listed building and conservation area. In addition the scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01024

subject to the following 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 following approved plans:

1100 REV A - TOPOGRAPHIC SURVEY
1101 REV A - SITE LOCATION PLAN
1202 REV C - PROPOSED ROOF LAYOUT
1302 REV B - PROPOSED EAST & WEST ELEVATIONS
1303 REV A - PROPOSED ELEVATIONS SHEET 2
1402 REV C - PROPOSED SECTION A-A
1403 REV C - PROPOSED SECTION B-B
1404 REV C - PROPOSED SECTION C-C
1405 REV A - PROPOSED SECTION D-D
1600 REV B - NEW TYPICAL ROOF LIGHT DETAIL

Reason: - To ensure provision of a satisfactory development.