

Consultee Comments for Planning Application APP/17/00613

Application Summary

Application Number: APP/17/00613

Address: Newtown House Hotel, Manor Road, Hayling Island, PO11 0QR

Proposal: Erection of 3No. 2 bed dwellings with associated landscaping and car parking. Erection of bin and cycles stores. (Resubmission).

Case Officer: Tina Pickup

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 site is located on the east side of Manor Road in Hayling Island and includes the Newtown House Hotel and its grounds. The hotel is a two/three storey red brick building from C19 with gable fronts and feature bay - it is a Grade II Listed Building. The building has had numerous extensions and alterations and includes detached leisure buildings, which are not part of the listing.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to 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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Any proposals fall to be determined under the National Planning Policy Framework (NPPF) and associated national guidance. Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012.

I am satisfied the scale, mass and design of the new building will complement the existing hotel building. If executed in high quality materials it should positively enhance the street frontage I am satisfied it will not compromise the setting of the listed hotel. I advise the boundaries dividing the

rear gardens from the remaining hotel grounds should be in brick rather than close boarded fence. Quality of materials and execution will be crucial to the final outcome. Given the sensitive location immediately adjacent to the listed building, if permission is to be granted I wish to see the imposition of conditions covering the following matters:-

1. Submission of samples of all external materials to the LPA for approval in writing.
2. Full details of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows and doors shall be installed in full accordance with the approved details. R

Reason: The proposed building is located immediately adjacent to a listed building (Newton House Hotel) where particular care in the choice of materials and detailing is necessary to ensure a satisfactory appearance

3. Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To minimise the impact on the visual appearance of the dwellings.