

Consultee Comments for Planning Application APP/16/01122

Application Summary

Application Number: APP/16/01122

Address: 208 London Road, Waterloooville, PO7 7AN

Proposal: Demolition of existing dwelling and erection of 4No. two bed dwellings and 1No. three bed dwelling.

Case Officer: Rachael McMurray

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 comments

In terms of the scheme I will focus my comments purely on the demolition of the Locally Listed Building.

As previously well described by the inspector at appeal for APP/12/00066 the site: Contains a detached two storey dwelling, which has the status of a locally listed building (LLB). The property is of a simple vernacular design with a highly symmetrical front elevation. It is also of a relatively imposing stature and scale with gable ends and chimney stacks at either end. Rather than appearing overly large this gives the building an appropriate presence in the streetscene.

The dwelling is set in a relatively large plot which serves to distinguish it from the surrounding generally more modern higher density development and makes reference to its origins as a farmhouse. The adjacent frontage buildings in London Road vary appreciably in their design and sizes, so that the wider streetscape is somewhat eclectic. The adjacent property at 206 is fairly modest in scale at the front and although the additions to the rear are relatively deep it therefore appears subordinate to the LLB in the streetscene. As a consequence of its spacious setting and architectural merit the LLB contributes positively to the locality, despite the varied context of adjacent frontage development.

No. 208 is a Locally Listed Building (LLB) and whilst it does not benefit from the level of protection that a statutorily listed building would, it is considered to have heritage value. This is covered by local plan policy CS11 - Protecting and Enhancing the Special Environment and Heritage of the Borough. This policy advises that development should protect and where appropriate, enhance the borough's statutory and non-statutory heritage designations by appropriately managing

development in or adjacent to consideration areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, building of local historic or architectural interests.

Having previously visited the site I was of the view that the building had not deteriorated to such an extent that warranted its demolition. However, on my most recent visit it appears the building has unfortunately suffered from a fire and is now severely damaged. This is a great shame as the building was one of the few historic buildings left in Waterlooville. I would of course have preferred a scheme to come forward to restore the current building but it appears from the information that this is not viable. Therefore on balance the unfortunate demolition of the building appears appropriate.