
Site Address:	Flat 11, Royal Apartments, 31 Sea Front, Hayling Island, PO11 0AD		
Proposal:	Listed Building application for internal modifications.		
Application No:	APP/17/00050	Expiry Date:	07/03/2017
Applicant:	Mr & Mrs D Collins		
Agent:	Mr J Dale	Case Officer:	Lewis Oliver
	Jon Dale Architect Ltd		
Ward:	Hayling West		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The site lies on the southern coast of Hayling Island, accessed from Seafront Road, running east – west. The block of three storey apartments to which Flat 11 belongs have open views of the Beachlands foreshore area and the Solent. The building itself is Grade II listed and is built in a Georgian style. Formerly a Hotel the building is now used as residential apartments.

2 Planning History

APP/11/01519 - Replacement of existing window with french doors and replacement of existing door with window on ground floor of the south elevation., PERM,14/12/2011
APP/11/01558 - Listed Building Consent for replacement of existing window with french doors and replacement of existing door with window on ground floor of the south elevation., PERM,14/12/2011
APP/11/01755 - Listed Building Consent for installation of window at first floor to north elevation., PERM,06/01/2012
GEN/13/00690 - Replacement windows, NPW,31/07/2013
GEN/13/01135 - History check, ,19/12/2013 14:56:30
APP/14/01233 - Unauthorised Installation of double glazed UPVC windows., NFA,27/11/2014
APP/16/00225 - New terrace with boundary walls and alterations to access ramp., PERM,21/04/2016
APP/16/00226 - Listed Building Consent for new terrace with boundary walls and alterations to access ramp., PERM,21/04/2016
APP/16/01299 - Listed Building application for replacement double glazed timber sliding sash windows., PERM,16/02/2017
APP/16/01300 - Replacement sliding sash windows. , UNK,

3 Proposal

Listed Building application for internal modifications.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

Principal Conservation Officer No Objection

Site

The site lies on the southern coast of Hayling Island, accessed from Seafront Road, running east ? west. The block of three storey apartments to which Flat 11 belongs have open views of the Beachlands foreshore area and the Solent.

The building itself is Grade II listed and is built in a Georgian style. Formerly a Hotel the building is now used as residential apartments.

Policy

Before assessing the impact of the proposal it is of primary importance that the correct weight should be attributed to the desirability of preserving the listed building form the outset, in accordance with section 66(1) of the Planning (Listed Buildings and Conservation Area) Act 1990 which states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall 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?

Assessment

In this case the internal alterations to remove/alter the internal layout will not adversely affect the historic fabric of the building. This is because the walls affected by the proposals are later additions to the building and is of little historic merit. It is therefore considered that the proposals are localised in their impact on character and do not imply any harm.

Condition: Materials to match existing

Historic England

No comments

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 34

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 27/01/2017

Number of representations received: 0

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) Impact upon the character and setting of the listed building
Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent. In this case the internal alterations to remove/alter the internal layout will not adversely affect the historic fabric of the building. This is because the walls affected by the proposals are later additions to the building and is of little historic merit. It is therefore considered that the proposals are localised in their impact on character and do not imply any harm. Therefore it is considered that the proposed works conserve the character and setting of the listed building.

8 Conclusion

The proposed works are considered to conserve the character of the listed building and therefore this application is recommended for consent to be granted.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/17/00050 subject to the following conditions

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.
Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The materials used to make good the internal fabric following alterations shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to

policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.