

Consultee Comments for Planning Application APP/16/01266

Application Summary

Application Number: APP/16/01266

Address: Royal Shades, 29 Sea Front, Hayling Island, PO11 0AH

Proposal: Listed Building Application for conversion of first floor managers accommodation to form 4No. flats.

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 No Objection

The Royal Shades PH is Grade II listed and is located close to Hayling Islands sea front. The building dates from the 19th century and is constructed of painted brick with a slate roof. Brick walling in Flemish bond, parapet with stone coping and stucco moulded cornice, rubbed flat arches. Central doorway is flanked by pilasters, with large brackets to the canopy. The east side has a mid C20 bay and a garage entrance.

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.

The proposals seek to convert the existing managers accommodation into 4 flats. The scheme will not require any external extension to the building. Although not mentioned in the documentation extractor fans are likely to be required for the bathroom and there details of these will need to be submitted via condition.

Internally there are only limited changes proposed which would not harm any of the historic fabric of the building. Therefore the indication that the building will largely be retained in its current form is welcome with the character of the building and the conservation area being largely unaffected.

The change of use will also ensure that this floor of the building is occupied and maintained which is welcomed. Subject to appropriate details for the extractor fans being submitted I would have no objection to the proposals.

Conditions:

Details of flues and vents to be submitted and agreed prior to development