
Site Address: The Old Rectory, Bidbury Lane, Havant, PO9 3JG
Proposal: Listed Building Consent for repairs to boundary (front) wall.
Application No: APP/17/00180 Expiry Date: 11/04/2017
Applicant: Mrs J Young
Agent: Mrs S Gray Case Officer: Emma Chisnall
Dart Ltd
Ward: Bedhampton

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 The Old Rectory is a two storey dwellinghouse which is grade II listed and is located within the Old Bedhampton Conservation Area within Bidbury Lane, Havant. The application site consists of a small area of wall in position to the front east boundary of The Old Rectory which is used to permit access to the site. A mature tree is present behind the wall and works are proposed that used the reclaimed bricks to restore the wall to its former position and shape.

2 Planning History

00/55898/007 - Conversion of studio over existing garage (the stable block) to 1 bedroom flat, PERM,19/04/2000
00/55898/008 - Listed building application for internal alterations to 'The Stable Block' to convert studio over existing garage to a 1 bedroom flat, PERM,19/04/2000
98/55898/004 - Change of use from studio over existing garage (the stable block) to two bedroom flat., REF,23/11/1998
98/55898/005 - Listed Building Application for internal alterations to 'the stable block' to convert studio over existing garage to two bedroom flat including new velux window to side elevation., REF,23/11/1998

3 Proposal

Listed Building Consent for repairs to boundary (front) wall.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Old Bedhampton

5 Statutory and Non Statutory Consultations

Arboriculturalist

No Arboricultural involvement required.

Building Control, Havant Borough Council

No comments

Conservation Officer, Development Control

Principal Conservation Officer. Support

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.

The proposed restoration of the existing wall is a positive move and is something I support. Due to its design and height the new section of wall that is proposed to be repaired will maintain the overall character of the building and the conservation area. If minded to grant permission a condition should be attached for agreement on a sample panel.

CONDITION

1. Sample panel of 1 sq m

Reason: To ensure a good match with the existing wall.

County Archaeologist

Thank you for your consultation. As the application involves no ground penetration, then there are no archaeological issues that I would wish to raise in this instance.

County Waste Management

No Comment

Engineering/Drainage

No Comment

Environment Agency

No Comment

Historic England

No adverse comment in regards to the application

National Amenity Society - Ancient Monuments Society

No Comment

National Amenity Society - Council for British Archaeology

No Comment

National Amenity Society - Georgian Group

No Comment

National Amenity Society - Protection of Ancient Buildings

No Comment

National Amenity Society - Victorian Society

No Comment

Portsmouth Water Company

Portsmouth Water Ltd have no further comments or concerns in regards to application Ref: APP/17/00180 as there is no significant risk to groundwater water quality/aquifer protection, we thank you for consulting us on this.

Property Management (formerly County Estates Department) Hampshire County Council

No Comment

Southern Water

The proposed development would lie within a Source Protection Zone around one of Southern Water's public water supply sources as defined under the Environment Agency's Groundwater Protection Policy. The applicant is advised to discuss the matter further with Southern Water.

Planning Officer Comment: An informative will be included with the decision advising the applicant to seek advice from Southern Water prior to development work commencing.

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: 6

Number of site notices: 1

Statutory advertisement: 03/03/2017

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 listed building and conservation area
- (ii) Trees

(i) Impact upon the listed building and conservation area

7.2 The replacement wall would appear very similar in appearance to the existing wall as original and reclaimed bricks will be used alongside matching materials to rebuild the wall. Overall therefore it is considered that it would not have an adverse impact on the character of the listed building. The Conservation Officer has been consulted and has

not raised any objections to the application with a request for a 1sqm sample panel be submitted for consideration prior to the work starting which shall be conditioned as part of this decision. It is considered that the rebuild of the wall will improve the existing appearance and reinstate the original design of the wall which is considered to contribute positively to the visual appearance of the conservation area and can therefore be considered acceptable.

(ii) Trees

7.3 The Arboricultural Officer has been consulted in regards to the application due to the wall being in close proximity to a tree that has a protection order on site. However as the ground works will not be disturbed as a result of the development no arb objections have been made and the development can therefore be considered acceptable.

8 Conclusion

8.1 The application is considered to be acceptable and is recommended for listed building consent.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/17/00180 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 A sample panel of brickwork measuring 1sqm shall be constructed on site to accurately reflect the detailing of the existing front boundary wall. In particular, to demonstrate the coursing of the bricks, consistency of the mortar and pointing method, all for the approval by the local planning authority in writing before the relevant parts of the work are begun. The approved sample panel(s) shall be retained on site until the work is completed and the work carried out in full accordance with the approval granted.
Reason: To ensure the materials and finishes to be used are appropriate in order to preserve the character and appearance of the conservation area and setting for the listed buildings and having due regard to policy CS11 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Heritage Statement including Photographs Received 14.02.2017
Block Plan Received 14.02.2017

Reason: - To ensure provision of a satisfactory development.

