

Consultee Comments for Planning Application APP/17/00224

Application Summary

Application Number: APP/17/00224

Address: The Manor, Edward Gardens, Havant, PO9 3JJ

Proposal: Listed Building Consent for the construction of 1No. four bedroom detached dwelling and detached triple garage and access from Edward Gardens, with associated soft and hard landscaping.

Case Officer: David Eaves

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 Objection

The Manor (House) was first added to the statutory list of buildings on 21 July 1975 grade II. It also forms part of Old Bedhampton Conservation Area, as designated in 1994. The buildings last use was for supported communal living for the active elderly. This had worked reasonably well as it has enabled little need for sub-division and the rear garden to serve the whole enterprise. However, the demand for this use has been weak and could longer be sustained on the income produced. As such the building appears to be empty and has been put up for sale. I am not aware if the building has now been sold.

Policy

In terms of heritage the proposals fall to be assessed against the potential impact of the proposals on a) the setting of The Manor and b) the character and appearance of the conservation area. These considerations need reference to national guidance in the form of the Planning (Listed Buildings and Conservation Areas) Act 199, the NPPF and NPG (National Policy Guidance relating to the Historic Environment).

The Act states that:

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.

Of particular relevance is guidance contained in Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets published by Historic England. At the local level policy Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the boroughs statutory and non statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:
Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site.

Policy DM20 of the Allocations Plan states that development proposals must conserve and enhance the historic assets of Havant

Assessment of significance

Both the Planning (Listed Buildings and Conservation Areas) Act and the NPPF attach significant importance to the conservation of historic assets and require decision makers to have special regard both to the desirability of preserving listed buildings and their setting and the character or appearance of conservation areas.

In assessing this application there are two heritage assets to consider: the listed building (The Manor) and its setting and the Bedhampton Conservation Area.

The Grade II listed Manor has a high level of significance and may be the oldest surviving dwelling in the area with origins dating back to the sixteenth century. It enjoys an outlook over well tended gardens to the rear which are an important component of the buildings setting. The Manor House originally sat in significantly larger grounds, now developed as Edward Gardens. The building has been developed in a number of phases. It has a C16 timber frame core but was substantially enlarged in the C19 with minor additions in the C20. The building with its C19 alterations and additions has a strong architectural significance and fully merits its listing. The C20 storage and

garaging while functional is not of architectural or historical significance.

It is considered that whilst the listing focuses on the architectural merit of the property the boundary walls, gardens and surrounding views of the building contribute significantly to the setting. Whilst significantly smaller than the originally planned the gardens are still spacious and contribute strongly to the visual character the significance of this listed building.

The listing covers the main building, any structures directly attached to it and the historic boundary walls built prior to 1948. The boundary walls are not included in the list description but are subject to listed building control by virtue of lying within the curtilage (grounds) of The Manor. As outlined in the heritage statement The older sixteenth century brick wall still exists to the eastern boundary, including a Tudor arched entrance. The wall continues to provide a delightful reminder of the historical link between the Manor House and Bidbury Mead.

In terms of views the frontage view from Edward Gardens is important as are views (albeit glipse views) looking east from The Manor House and towards Bidbury Mead and West looking at the Manor House from Bidbury Mead. The property can also be appreciated looking south from Edward Gardens.

Both the site and the surroundings are within the Old Bedhampton Conservation Area. The Conservation Area Appraisal indicates that an important aspect of the character is the relationship of the old village with the surrounding countryside and open spaces. Despite post war housing development the area still enjoys a fairly open and undeveloped setting.

In terms of development early maps indicate the old village to have a dispersed settlement pattern with principally detached houses set within substantial plots. Whilst pre and post war development has enveloped some of the village you can still appreciate that the historic identity is retained.

Assessment

The setting of a heritage asset is defined in the glossary to the Framework as the surroundings in which a heritage asset is experienced. In simple terms, setting embraces all of the surroundings from which the heritage asset can be experienced, or that can be experienced from, or with, the asset. The development proposed would be clearly visible from the listed building and there would be areas within, and outside, the site where the listed building and the proposed development would be seen in juxtaposition.

The proposed new structure falls within the Zone of Visual Influence as defined in the settings guidance. It is therefore essential to assess to what extent this materially impacts on the setting of the heritage assets and its acceptability.

In essence I do not see scope for the development of a dwelling within the grounds, without compromising the exiting buildings setting. The development opportunities were taken when

Edward Gardens and Tall Trees were created. It is important to remember that the developments in Edward Gardens pre-date the Civic Amenities Act of 1967 which gave local authorities the power to designate Conservation Areas.

I consider that the current scheme will reduce the ability of the observer to appreciate this historic building which will in turn have a harmful impact on its setting. The proposal will do irreplaceable harm to the buildings relationship with surroundings and important views of the building will be obstructed. The proposed dwelling is also size, mass, scale, location and design will be a dominant element when viewed close to and from afar. It is built very close to the historic boundary and will further subdivide the plot to the detriment of The Manors setting.

Based of the information submitted, the application in its current form would impact negatively on the strong visual and spatial relationship between the Grade II listed dwelling and the surrounding landscape. Introducing a development, particularly one of this scale, in such a setting, and in such proximity to Grade II listed buildings is fundamentally at odds with their environment. For these reasons, the proposal in its current form will be harmful to the significance of these designated and locally prominent Grade II listed buildings through the impact on their setting.

The local planning authority has a statutory duty under s.66 of the P(LBCA)Act 1990 to have special regard to the desirability of preserving the .. setting .. of a listed building. S.132 of the NPPF also states

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. (my emphasis)

Although the proposed development will not have a direct physical impact on the listed building, it will cause significant material harm to its setting and the conservation area. This in itself is grounds for refusal. In closely balanced cases it is appropriate to consider and weigh up other public benefits that might arise. I believe limited such benefits exist in this case and the presumption (as confirmed by the Courts) is heavily weighted in favour of protecting the asset and its setting.

I therefore recommend the application is refused.