

Recommendation: GRANT LISTED BUILDING CONSENT

90/55539/000 - Conversion of stable block and hay barn to create additional residential accommodation with new dormer on north-west elevation and single storey rear extension, PERM,09/01/1991

90/55539/001 - Conversion of stable block & hay barn into residential accommodation with new dormer on north west elevation demolition of existing toilet lean-to single storey rear extension, addition of rooflights & fenestration alterations , PERM,09/01/1991

92/55539/004 - Erection of conservatory in southern corner of site, PERM, 92/55539/005 - Listed Building application for conservatory in southern corner of site, PERM,19/05/1992

06/55539/006 - Use of property for part specialist dental surgery - periodontics (Class D1) and part residential accommodation., PERM,20/09/2006

07/55539/007 - Listed Building Consent for retention of pole mounted non-illuminated sign., PERM,08/08/2007

07/55539/008 - Relief from Condition 2 and 3 of Planning Permission 06/55539/006 for the use of residential accommodation as part of a Surgery and to allow up to 40 appointments per day., REF,21/01/2008

07/55539/009 - Installation of 2 air conditioning units. , PERM,04/02/2008

07/55539/010 - Listed Building Consent for installation of 2 air conditioning units., PERM,04/02/2008

08/55539/011 - Removal of condition 2 and variation of condition 3 of Planning Permission 06/55539/006 to allow use of first floor residential rooms as additional surgery rooms with associated increase in number of appointments per day to 35. ,

PERM,07/05/2008

APP/13/00526 - Installation of freestanding 'micro office' building., PERM,06/08/2013

APP/16/00250 - Listed Building application for 1No. non-illuminated board sign affixed to end (north) wall of building and 1No. non-illuminated board sign affixed to (north) boundary wall/fence., WD,22/04/2016

APP/16/00265 - Display of 2No. non-illuminated board signs., WD,22/04/2016

APP/16/01222 - Display of 1No. non-illuminated board sign affixed to north elevation, and 1No. non-illuminated pole mounted sign affixed to boundary wall (revised application)., DEL,

3 Proposal

Listed Building application for display of 1No. non-illuminated board sign affixed to north elevation, and 1No. non-illuminated pole mounted sign affixed to boundary wall (revised application).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS4	()
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL3	(Town, District and Local Centres)

Havant Borough Design Guide Dec 2011

Listed Building Grade: Grade 2

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer Comment:

Principal Conservation Officer – No Objection

4 Havant Road is a Grade II listed building that dates from the 19th century. It is also located within the Emsworth Conservation Area.

The current scheme seeks permission for 1 non illuminated board sign affixed to north elevation, and 1 non illuminated pole mounted sign affixed to boundary wall. This is an amended scheme from a previous application which was withdrawn due to concerns regarding the signs proposed at that time.

The proposed signs now appear to be of a size and in position that will cause the least harm to this listed building and the conservation area. The design also appears

generally acceptable with use of colours and text that would not look out of keeping. I would have preferred to have only one sign to be erected but as it currently stands I do not believe there is any implied harm in what has been proposed.

No conditions

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: 11

Number of site notices: 1

Statutory advertisement: 09/12/2016

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) Principle of development
- (ii) Impact upon the Listed Building and Character of the area

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. As the building is listed the Local Planning Authority has a duty to preserve or enhance the building.

(ii) Impact upon the Listed Building and Character of the area

7.3 No 4 Havant Rad is a listed building and as such there is a particular importance to protect and maintain the heritage of the building. This application follows a previous application for two non-illuminated signs which was withdrawn due to concerns regarding the proposal. The proposed signs now appear to be of a size and in a position on No4 that will cause the least harm to this listed building and the conservation area.

7.4 The design of the signs and position are not considered to look out of place in context and following previous guidance from the conservation officer regarding the design, type of sign and position on the wall proposed the new proposal is considered to be in keeping with the locality and does not detract from the history and heritage of the site. The proposal is therefore considered to preserve the character of the listed building and thus accords with the statutory duty set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.5 The alterations are considered to have a limited and acceptable impact on the character and appearance of the listed building.

8 **Conclusion**

- 8.1 The proposed signs to No4 Havant Road are considered to have a limited and acceptable impact on the character and historic integrity of this listed building. Therefore the proposed is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policies CS11 and CS16 and can be considered acceptable for approval
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/16/01224 subject to the following conditions:-

- 1 The works must be begun not later than the expiration of two 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Heritage Statement: Received 28.11.2016
Location Plan Ordnance Survey Number: 0100031673
Proposed Sign Plan Received 28.11.2016

Reason: - To ensure provision of a satisfactory development.