

Recommendation: **GRANT PERMISSION**

06/54824/013 - Conversion of the Courthouse to form 4No. dwellings comprising of 2No. 2B ground floor flats, 1No. 4B apartment at first and second floor levels and 1No. 2B house and lowering of part of wall fronting on to Brockhampton Lane., UNK,
06/54824/014 - Conversion of the Courthouse to form 4No. dwellings comprising 2No. 2B ground floor flats, 1No. 4B apartment at first and second floor levels and 1No. 2B house and erection of 3 storey building. Comprising 10No. flats (7No. 2B flats, 2No. 1B flats and 1No. studio flat) with cycle and bin storage and car parking utilising access to Bedhampton Lane. , UNK,
06/54824/015 - Revised description of units 3 and 4, as permitted by 05/54824/011 - Unit 3 is a 2 bedroomed house (not a flat) and unit 4 is a four-bedroomed apartment (not two-bedroomed)., PERM,04/04/2007
07/54824/016 - Listed Building Consent for proposed removal of single storey cycle store and the provision of a racked cycle storage unit., PERM,04/04/2007
APP/15/00460 - Discharge of Condition No/s 8, 9, 12, 13 and 20 of Planning Permission APP/12/01233., PERM,23/06/2015
APP/15/00686 - Discharge of Condition No's. 2,3,4,5,7,18, 19 and 21 of Planning Permission APP/12/01233., PERM,14/10/2015
GEN/16/00797 - Proposed refurbishment and conversion of one unit to form a flat and maisonette., 03/08/2016 13:27:26
APP/16/01220 - Listed Building Application for internal/external alterations and side extension to convert four residential units into five; new garden boundary treatments and removal of small section of low boundary wall facing Brockhampton Lane., DEL,

3 Proposal

External alterations (including replacement windows), new retaining wall adjacent to east elevation and side extension on east elevation and conversion of existing four residential units into five; new garden boundary treatments (railings) and removal of small section of low boundary wall facing Brockhampton Lane.

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)
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Listed Building Grade: Grade II listed.

Conservation Area: Black Dog

5 Statutory and Non Statutory Consultations

Historic England:

The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Development Engineer:

The Highway Authority have no adverse comment on this planning application. However I draw the attention of the Highway Authority to the removal of two metres of existing wall fronting Brookhampton Lane,

Conservation Officer:

Principal Conservation Officer – No Objection

The former Court House is a grade II listed with the earliest parts of the building dating from the 16th century. The first floor front facing room which was used as the magistrate's court until the 1800's is also of particular interest. The exterior of the building largely dates from the 19th century.

The site is also located within the Black Dog Conservation Area . I have the following comments on the proposals.

- The building is currently unoccupied and its condition is starting to deteriorate.

Therefore the suggestion that the building will be is use once again is fully supported. There are large areas of damp problems and the guttering has failed at a number of points.

- The principal of a small extension to allow for stairs to the eastern elevation would be acceptable. It appears from the submitted design that the height and materials proposed will ensure this is in keeping with the host building and the surrounding area.
- Internally the majority of works appear to be appropriate to the building and will not harm its historic fabric. Following some investigation the timber frame will not be altered or harmed as part of these proposals.
- The new staircase that would be open to the former courtroom would ensure the open and significant character of the room is preserved.
- There are some incongruous windows and doors to be replaced and altered as part of these proposals. This is a welcome addition to the application which will enhance the appearance of this listed building.

To conclude these very modest proposals would have little impact on the architectural and historic interest of the listed building and similarly the conservation area. In fact the very run down condition of the property detracts from the character and appearance of the area and the application proposals would ensure a significant upgrading and enhancement of the property and area.

Conditions:

1. Materials to be submitted (for small extension and boundary wall)
2. Window details
3. 1:20 Details of new staircase into the court room

Officer Note - A detailed plan has been provided of the new staircase which is at a scale of 1:5. These show an appropriately designed staircase including a traditional timber staircase with 15mm DIA steel bars finished in black.

County Archaeologist:

Thank you for your recent consultation. The development is in an area where medieval and Roman archaeology have previously been encountered and the site has an archaeological potential. However it would appear that the amount of ground works proposed are very limited in scale and on that basis I would not raise any archaeological issues. However development of greater scale might well have archaeological issues and I would be grateful for the opportunity to comment on any further proposals at this site.

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: 25

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 character of the conservation area
- (iii) Impact upon residential amenity
- (iv) Other matters

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The building subject to this application is Grade II listed and it is situated within a conservation area therefore policies relevant to this consideration are to be considered.

(ii) Impact upon the character of the conservation area

The proposed works are mainly internal to the building and the impact of that will be considered under the separate listed building application (APP/16/01220). The external alterations would include the small extension to the east elevation to enclose a porch and staircase. This is considered to be a minor alteration to the building and would have minimal visual impact in the streetscene and conservation area. The inclusion of garden areas enclosed by railings would be located to the rear of the building and not highly visible from the public realm. The enclosure of the garden on the east elevation would match with an existing fence in situ. Material samples would be requested via a planning condition. The removal of the lower section of boundary wall would improve the visual appearance of the site within the conservation area as at present this wall appears damaged and unsightly. The removal of this wall would also allow easier access into the parking court. Overall it is considered that the proposals would not harm the character or visual appearance of the conservation area or streetscene and therefore accords with Policies CS16, CS11 and DM20 of the Local Plan.

(iii) Impact upon residential amenity

It is considered that the alterations and small extension proposed in this application would have a limited impact on the amenity of nearby residential properties by means of overlooking, loss of light or overshadowing. The proposal therefore accords with Policy CS16 of the Local Plan.

(iv) Other matters

The proposal involves the creation of an additional unit and therefore is required to provide a contribution towards the protection of the Special Protection Area as defined by Policy DM24 of the Local Plan (Allocations). A contribution of £176 plus a monitoring and admin fee has been paid and the relevant paperwork has been completed. The proposal therefore accords with Policy DM24.

With regards to parking provision, there are already 5 parking spaces on the site so each unit would be allocated one space. This is considered acceptable as the site falls within Havant Town Centre which is considered to be a sustainable location and therefore a lower level of parking is acceptable.

8 Conclusion

The application is considered to be acceptable and is recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01219 subject to the following conditions:

- 1 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Proposed plans and elevations DN: 011 Rev E
Proposed Courtroom Staircase Details - DN: 012 B

Reason: - To ensure provision of a satisfactory development.