
Site Address: Flat 5, Purbrook House, 33 London Road, Purbrook,
Waterlooville, PO7 5JY

Proposal: Listed Building Consent for internal alterations comprising relocation and refitting of kitchen, relocation and refitting of bathroom, changes to partition wall to allow extension of bedroom 2 into existing bathroom space, rewiring, secondary glazing, new front door (fire door), new electric heating and water heater.

Application Type: Listed Building Consent

Application No: APP/23/00807 Expiry Date: 09/04/2024

Applicant: City & Country Properties
(Midlands) Ltd

Agent: Mrs Jane Tee Case Officer: Denise Sheath
Highdorn Co Ltd

Ward: Purbrook

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The application site is located on London Road in Purbrook and comprises a large, three-storey, detached building (known as Purbrook House). The property is historic in character, dating back to the late C18 and is Grade II listed. It has been extended at the rear and the grounds have been sold off for housing development, but still retains a small lawn to the front of the house. The property has long since been subdivided into apartments.

2 Planning History

APP/18/01089 - Internal and external alterations to facilitate restoration to property (Approved 05/04/2019). Request to Discharge Condition 3 (31.10.2019). PERM - 05/04/2019

3 Proposal

Listed Building Consent for internal alterations comprising relocation and refitting of kitchen, relocation and refitting of bathroom, changes to partition wall to allow extension of bedroom 2 into existing bathroom space, rewiring, secondary glazing, new front door (fire door), new electric heating and water heater.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

Listed Building Grade: II

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

No comments received.

Conservation Officer Assessment

The proposal relates to Flat 5 which is located on the first floor. The proposal is to reconfigure the flat including the relocation of the kitchen, a new bathroom and changes to some partition walls, along with secondary glazing, a new front entrance door and new heating / water heater.

The reconfiguration will require the removal of non-historic stud wall and the erection of new stud walls, none of which will affect the historic fabric of the building.

Secondary glazing is proposed however, no details of this has been submitted. This can be provided via a planning condition. Details for the new front door have been provided in an amended plan.

Overall the proposed works will not result in harm to the significance of the designated heritage asset and are in accordance with the relevant local and national planning policy.

Conclusion

NO OBJECTION subject to the following condition:

Prior to installation, details of the secondary glazing shall be provided and agreed in writing by the LPA.

Officer Comment: Following receipt of the secondary glazing details the Conservation Officer has responded:

Thanks for forwarding these details. I am happy that these are sufficient and therefore the condition as advised on my response, won't be required

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: 46

Number of site notices: 1.

Statutory advertisement: 23/02/2024

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 Grade II Listed Building

(i) Principle of development

In this case the proposal includes works to a Listed Building. The proposal must therefore be assessed against the relevant parts of the Planning (Listed Buildings and Conservation Areas) Act 1990 and this assessment is made below.

(ii) Impact upon the Grade II Listed Building

The site comprises of a Grade II listed building and therefore particular consideration needs to be given to the historical importance of the building when making a proposal for changes.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Planning Authorities 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.

Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 seeks to protect and where appropriate enhance listed buildings.

Section 16 of the NPPF is applicable. Paragraph 201 of the NPPF 2023 requires Local Planning Authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise.

The significance of the Grade II Listed Building lies in it being an early C19 square block 3 storey building, with cellar and extensions. It features yellow brick walls with a parapet and symmetrical detailing including arches, quoins, stone cills, sash windows, oval porches with fluted columns.

The impact of the proposal on the significance of the Listed Building has been carefully assessed by the Council's Conservation Officer. The proposed works relate to Flat 5 which is located on the first floor. The proposal is to reconfigure the flat including the relocation of the kitchen, a new bathroom and changes to some partition walls, along with secondary glazing, a new front entrance door and new heating / water heater. The reconfiguration will require the removal of non-historic stud wall and the erection of new stud walls, none of which will affect the historic fabric of the building.

The Secondary glazing which has been proposed following the initial Conservation Officer comments has been assessed and considered acceptable. On this basis the proposals are acceptable and the Conservation Officer has no objection to these works.

The proposal is therefore considered to be acceptable and would result in no harm to the significance of the Listed Building, meeting the requirements of Policy CS11 of the HBLP (Core strategy) and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8 Conclusion

The changes proposed to Flat No.5 within Purbrook House are considered to preserve the special historical interest of the Listed Building and there would be no harm to its significance. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS11 and Section 16 of the Town & Country Planning Act 1990 (Listed Buildings and Conservation Areas) and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/23/00807 subject to the following condition:

- 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.