

Mr Coull
FSL Group
M4 Millenium Centre
Crosby Way
Farnham
Surrey
GU9 7XX

For: Vivid Homes

THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
Grant of Listed Building Consent

Application Number: APP/23/00871

Site Address: Southleigh Park House, Eastleigh Road, Havant, PO9 2PE

Proposal: Listed Building Consent for alterations to and extension of existing buildings with associated landscaping, parking and amenity space to facilitate the change of use of the main house and other buildings to 20 residential units (13 in the main house and 7 in the other buildings).

Minor revisions to previously approved listed building consent (APP/17/00864).

Further to your application received on 17 October 2023, Havant Borough Council, as Local Planning Authority, **Grants Listed Building Consent** for the above proposal.

This consent is subject to compliance with:

- (i) The plans and other documents submitted with regards to your application, and
- (ii) The following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Prior to occupation of the Stables and Southleigh Park House (Main Building), details of the relocated clock workings, including a statement to explain how these will be dismantled, how they are to be displayed, a plan showing the location of the display and details of the interpretation board, are to be submitted to and approved in writing by the Local Planning Authority and remain in situ thereafter.
Reason: To protect the historical significance of a designated hertiage asset and having due regard to policies CS11 and DM20 of the Havant Borough Local Plan

Our Ref: APP/23/00871

- 3 Prior to the occupation of Southleigh Park House (main house), details of the safety glazing to be installed on the main staircase central staircase, shall be submitted to and approved in writing by the Local Planning Authority and remain in situ thereafter.
Reason: To protect the historical significance of a designated heritage asset and having due regard to policies CS11 and DM20 of the Havant Borough Local Plan (Core Strategy) 2011.

Other Important Information:

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Planning (Listed Building and Conservation Areas) Act. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
- (2) Your attention is drawn to the attached information regarding firstly your right to appeal to the Planning Inspectorate, if you are aggrieved by the Council's decision, and secondly the rights of an owner to, in certain circumstances serve a purchase notice on the Council. See www.planningportal.gov.uk/pcs.
- (3) Any failure to adhere to the details of the submitted plans, and other documents may lead to enforcement action being taken by the Council. If you wish to depart from the approved details in any way you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.
- (1) This application has been determined with the following approved plans.
- | | |
|-------------|---|
| 1-GA-PR - C | Manor House Proposed First Floor Layout |
| 1-GAC - C | Manor House First Floor Conservation Alteration |
| 245001/P002 | Topographical Survey |
| 245001/P117 | Main House South Elevation Door 1:20 |
| 245001/P118 | Main House West Elevation Window In Existing Door 1:20 |
| 245001/P119 | Main House West Elevation Windows 1:20 |
| 245001/P120 | Main House North Elevation Door 1:20 |
| 245001/P121 | Main House North Elevation Door 1:20 |
| 245001/P122 | Main House North Elevation Window 1:20 |
| 245001/P123 | Main House North Elevation Door 1:20 |
| 245001/P124 | Main House West Elevation Door 1:20 |
| 245001/P222 | Stables Proposed Sections C-C |
| 245001/P223 | Coach House West Elevation New French Windows 1:20 |
| 245001/P224 | Coach House West Elevation New Window 1:20 |
| 245001/P225 | Coach House West Elevation New Door/Fanlight/Window 1:20 |
| 245001/P226 | Stables South Elevation New Window 1:20 |
| 245001/P227 | Stables East Elevations New Window 1:20 |
| 245001/P229 | Coach House East Elevation New Door/Fanlight/Window 1:20 |
| 245001/P230 | Coach House East Elevation New Door/Fanlight/Sidelight 1:20 |
| 245001/P231 | Coach House East Elevation New Window 1:20 |
| 245001/P233 | Coach House West Elevation New Window 1:20 |
| 245001/P234 | Stables West Elevation New Doors 1:20 |
| 245001/P235 | Stables North Elevation New Window 1:20 |
| 245001/P236 | Stables West Elevation New Window 1:20 |

245001/P305	Gate Lodge Proposed Roof Plan
245001/P312	Gate Lodge West Elevation New French Window/Sidelight
1:20	
245001/P313	Gate Lodge East Elevation New Window Schedule
6281-MJA-SW-XX-DR-C-401-PL2	Renovation Hard Surfacing Layout
COACH - PR-SEC C	Coach House Proposed Sections
COACH-EXT-PR-EW C	Coach House East/West Proposed Elevations
COACH-EXT-PR-NS C	Coach House North/South Proposed Elevations
COACH-G1-GA-PR C	Coach House Proposed Ground & First Floor Proposed Layout
COACH-G1-GAC C	Coach House Ground & First Floor Proposed Alterations
DT01 REV C	Door Infill Detail
DT02 REV C	Acoustic Floor Upgrade Detail
DT03 REV C	Party Wall Detail
LOC - OS - C	Location Plan
LODGE-C-GA-C	Gate Lodge Ground & First Floor Proposed Alterations
LODGE-PR-EL-C	Gate Lodge Proposed North & East Elevations
LODGE-PR-GA-C	Gate Lodge Proposed Ground & First Floor Plan
MANOR-EXT-EX-NE C	Manor House North/East Elevations
MANOR-EXT-PR-NE C	Manor House North/East Proposed Elevations
MANOR-EXT-PR-SW C	Manor House South/West Proposed Elevations
MANOR-G-GA-PR C	Manor House Proposed Ground Floor Layout
MANOR-G-GAC C	Manor House Ground Floor Proposed Alterations
MANOR-PR-SEC-C	Manor House Proposed Section A-A B-B C-C
S-BP REV C	Site Boundary Plan
STABLES-EXT-PR-NW C	Stables North/West Proposed Elevations
STABLES-EXT-PR-SE C	Stables South/East Proposed Elevations
STABLES-G&1-GA-PR C	Stables Proposed Ground & First Floor Layout
STABLES-G&1-GAC C	Stables Ground & First Floor Proposed Alterations
WOOD-C-GA-C	Wood Store Existing & Proposed Floor Layout
WOOD-PR-GA-C	Wood Store Proposed Elevation

SSouthleigh Park, Coach House: Investigation of masonry damp and damp-proof courses; Site note B3 for 18 January 2021, job no. 152.09.

Southleigh Park House: Chimneystack condition investigation; Site note A12 for 5 February 2021, job no. 152.09.

Southleigh Park House: Joinery condition investigation Site note A3 for 26 January 2021, job no. 152.09

Southleigh Park, Mansion House: Masonry damp and damp-proof course investigation Site note A6 for 18 January 2021, job No. 152.09

Southleigh Park House; Mansion House, Coach House and Stables: Preliminary condensation risk assessment Site note A7 for 15 December 2020 and 05 January 2021 Job no. 152.09

Southleigh Park House: Roof timbers investigation Site note A1 for 27 January and 5 February 2021, job no. 152.09

Southleigh Park, Stables: Investigation of masonry damp and damp-proof courses Site note C3 for 18 January 2021, job No. 152.09.

Southleigh Park House: Window frame condition investigation Site note A9 for 9 and 10 December 2020, job no. 152.09

Southleigh Park - Stables: Lintel investigation Site note C2 for 8 January 2021, job no. 152.09

28473- Gen - DT01 C	Door Infill Detail
28473- Gen - DT02 C	Acoustic Floor Upgrade Detail
28473- Gen - DT03 C	Party Wall Detail
28473-Manor-GA-C-G-C	Manor House Ground Floor Conservation Alterations GA
28473-Manor-GA-C-1-C	Manor House First Floor Conservation Alterations GA
28473-Manor-EX-NE-C	Manor House North/East Conservation Alterations

28473-Manor-EX-SW-C Manor House South/West Conservation Alterations
28473-Coach-GA-C-C Coach House Conservation Alterations GA
28473-Coach-EX-NS-C Coach House North/South Conservation Alterations
28473-Coach-EX-EW-C Coach House East/West Proposed Elevations
28473-STABLES-EX-SE -C Former Stables South/East Conservation Alterations
28473-STABLES-EX-NW-C Former Stables North/West Conservation Alterations
28473-STABLES-GA-C-C Stables Conservation Alterations GA
28473-LODGE-EX-NSEW-C Gate Lodge NSEW Conservation Alterations
28473-LODGE-GA-C-C Gate Lodge Ground & First Floor Conservation Alterations
GA
Fire and Acoustics Detail Report by FSL Group, 14 September 2023, job no.: 28473
28473-Gen-DT01-C Door Infill Detail
28473-Gen-DT02-C Acoustic Floor Upgrade Detail
28473-Gen-DT03-C Party Wall detail
28473-Manor-Grd-BC-C Manor House Ground Floor Building Control
Layout
28473-Manor- Grd-BC-FF-C Manor House Ground Floor Fire Fighting Layout
28473-Manor-1st -BC-C Manor House First Floor Building Control Layout
28473-Lodge-Grd-1st-BC-C Lodge Ground & First Floor Building Control
Layout
28473-Coach- Grd-1st -BC-C Coach House Ground & First Floor Fire Plan
Layout
28473-Manor- 1st -BC-FF-C Manor House First Floor Fire Fighting Layout
Changes to these plans would require a new Listed Building Consent.

Alex Robinson

Alex Robinson
Executive Head of Place

28 February 2024

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

- These notes are for information only and do not purport to set out the law on the subject.
- Only the applicant possesses the right of appeal.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- If this is a decision to refuse consent to work on a tree which is subject to a Tree Preservation Order and you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse any other type of application and you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at:** <https://www.gov.uk/appeal-householder-planning-decision> for householder applications; <https://www.gov.uk/appeal-planning-decision> for full applications; <https://www.gov.uk/planning-inspectorate> for anything else.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

Our Ref: APP/23/00871

IMPORTANT NOTICE FOR APPLICANTS WITH REGARD TO BUILDING REGULATIONS

This notice only relates to the decision of Havant Borough Council under the Town and Country Planning Acts. It does not relate to any other application that may be required any other Act, Regulation, Byelaw or Order where the Council's approval may be needed.

For further guidance as the need for consent under the Building Regulations, please telephone Havant Borough Council's Building Control team on:

023 9244 6571

Southern Gas advisory note

In June 2021 SGN issued a comprehensive advisory note

There are a number of risks created by built over gas mains and services; these are:

- Pipework loading - pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.
- Gas entry into buildings - pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.
- Occupier safety - lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. Check your proposals against the information held at <https://www.linerearchbeforeudig.co.uk/> to assess any risk associated with your development and
2. Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:

Phone: 0800 912 1722 / Email: plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

- Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work
<https://www.sgn.co.uk/damage-prevention>
- Further information can also be found here
<https://www.sgn.co.uk/help-and-advice/digging-safely>

SGN personnel will contact you accordingly.