

Along with the main house, there are several listed buildings within the site including the Main House West Wing, the Coach House, the Stable Block with Clock Tower, the Lodge, and the Dairy and Wood Store. The lodge is located in the north-west corner of the site and was previously a former gate house into the site.

The principal significance of the heritage assets at Southleigh Park is the architectural and aesthetic value of the appearance, design qualities and materials of the buildings, including the quality of the construction and the care taken in the recent restoration work, in particular the external flint work. Despite the loss of the whole of the northern part of the group of ancillary buildings and walled gardens in existence in the late 1960s, it is still legible as a deliberately composed group with a clear hierarchy reflected in the appearance of the buildings and use of materials. The interiors of the main house where historic features survive are of high value. There are large areas where interior spaces have been entirely remodelled or only the room layout remains.

2 Planning History

APP/17/00864 - 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) (approved 30.1.2109). Request to discharge conditions 4 and 5 (recd 2.10.23).

, PERM,30/01/2019

APP/17/00863 - Hybrid Application - Full Application for change of use, alterations to and extension of existing buildings to 20 Residential units, (13 dwellings in the main house and 7 in other Listed Buildings) with associated landscaping parking and amenity space.

Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works. (30.1.19)

APP/21/01451 - Reserved Matters application for the scale and appearance of the development, the landscaping of the site and the layout of buildings pursuant to Planning Permission ref. APP/17/00863 (B) (Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works). Request to Discharge Condition 17 of Planning Permission APP/17/00863 (B) as amended by APP/21/01292 (Design Code) and Condition 26 of Permission APP/17/00863 (B) (viability assessment)

Resolution to grant approval secured at Planning Committee 11/01/24.

APP/23/00822 - Application for Non-material amendment to Planning Permission APP/17/00863 relating to the provision of alternative housing mix, associated external alterations, alternative parking layout and landscaping. Under consideration at the time of drafting this report.

3 Proposal

A 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) has been granted on 30 January 2019 under reference number APP/17/00864 in conjunction with a Full Planning Permission reference

APP/17/00863.

This submission seeks a consent for the same scheme, however, with some changes including an alternative housing mix and the associated internal alterations required to facilitate this conversion.

The submission confirms that, as a result of this alternative scheme, more of the original historic fabric would be retained.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

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

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 Historic Assets

Listed Building Grade: II, as explained above.

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

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

No objection subject to conditions.

Assessment

This application seeks to obtain LBC for some minor revisions to the scheme approved under APP/17/00864 for the wider conversion of the main house and ancillary buildings. The changes proposed in this application include:

- Revised layout of apartments within the main house and west wing – this will be less intrusive than the approved scheme and retain more of the original historic fabric.
- Retention of existing footprint of Stables building – previously part of this was to be removed. It will now be retained for a plant room to serve the main house.
- Reworking of mechanical and electrical installation to avoid penetrations to all facades.
- Retention of existing external historic wall layout to rear of the west wing.
- Removal of clock workings from the clock tower in the Stables and relocation of these into the entrance lobby of the main house with an interpretation board.
- Revision to parking layout adjacent to the entrance to the main house (circular parking arrangement removed and parking relocated to the north east of the main entrance, allowing more breathing space to the east elevation).

Conclusion

As with the previous approval, this application still seeks to convert the listed buildings, walls and curtilage listed buildings into residential use. However, this scheme is more

sensitive to the significance of the heritage assets in terms of retention of historic building fabric and allowing for more breathing space about the building. Details of new / replacement windows and doors within the listed buildings are including as part of this application and are found to be acceptable.

Details relating to a general method of repair of the heritage assets and means to upgrading the buildings for fire safety and insulation have been submitted in a separate discharge of condition application. Whilst these details are deemed to be acceptable, they relate to the previous LBC - APP/17/00864. If they can be submitted as part of this application, it would negate the need to require these via a planning condition on this new LBC.

Overall therefore, no objections are raised to this revised scheme, subject to the following conditions:

1. 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 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.

2. 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 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.

Officer comment: Details relating to a general method of repair of the heritage assets and means to upgrading the buildings for fire safety and insulation have now been submitted and can be approved as part of this application, negating the need for conditions in these respects.

Councillor Gillian Harris

No comments received.

Councillor Grainne Rason

No comments received.

Councillor Imogen Payter

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor Phil Munday - St Faiths

No comments received.

Councillor R Kennett

No comments received.

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: 6

Number of site notices: Yes

Statutory advertisement: 01/12/2023

Number of representations received: 1

Comment	Officer Comment
It looks as though more trees will be retained, than in the previous plan, which is a positive.	Noted.
One would like to see plans to maximise insulation in the dwellings and to use renewable energy wherever possible, investigating how Solar Thermal and/or Solar PV panels can be incorporated into the design.	This application is for a listed building consent and matters relevant to energy efficiency are not a material consideration.
Ground source or air source heat pumps, as an alternative to gas, should be used for individual dwellings, or as part of a district heating network covering the whole Southleigh Park project.	This application is for a listed building consent and matters relevant to sustainable heating are not a material consideration.
All homes should have access to EV charge points.	This application is for a listed building consent and matters relevant to EV charge points are not a material consideration.
Is there any scope for widening the footpath from the entrance in Eastleigh Road, round to Barton's road to make that a cycle as well as a pedestrian footpath, to link with other local cycle routes? This might encourage active travel.	This application is for a listed building consent and matters relevant to active travel are not a material consideration.

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) The suitability of the conversion to residential and impact on the building's special architectural/historic interest.

7.2 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

7.3 The revised NPPF (December 2023) sets out core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions.

7.4 The NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. In determining applications, local planning authorities are expected to take in account:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

7.5 The NPPF puts a great weight to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

7.6 In terms of local policies, Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) states that planning permission will be granted for development that:

"Protects and where appropriate enhances the borough's 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".

7.7 Policy CP16 (High Quality Design) (1a) of the Core Strategy states that:
"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".

7.8 Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.

2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where

possible positive opportunities to conserve and enjoy heritage assets.

- 7.9 The proposed development has been carefully considered by the Council's Conservation Officer and Planning Officers with regards to the advice set out above, both in terms of national and local planning policies.
- 7.10 It is noted that the application seeks to convert the listed buildings, walls and curtilage listed buildings into residential use. It is recognised that this scheme is more sensitive to the significance of the heritage assets in terms of retention of historic building fabric and allowing for more breathing space about the building, as described in the Conservation Officer's consultation response in Section 5 above.
- 7.11 The Council's Conservation Officer has also confirmed that the submitted details of new and replacement windows and doors within the listed buildings are considered to be acceptable.
- 7.12 Therefore, the proposals comply with the relevant planning policies relevant to safeguarding heritage assets.
- 7.13 It is noted that a further development within the wider site is also proposed, and has the benefit of a resolution to grant consent following the Planning Committee meeting on 11th January 2024. This further development would cause an impact on the setting of the listed buildings. However, this consideration falls beyond of the consideration of this LBC application. It is noted that no new structures or buildings are proposed as a part of this LBC application. Therefore, the proposals submitted under this LBC application would not cause harmful impact to the setting of the listed buildings.

8 Conclusion

- 8.1 In light of the above, it is considered that the proposed development complies with the relevant planning policies relevant to safeguarding heritage assets, as set out above. As a result, insofar as the statutory duties imposed by Section 16 of the Planning Act (Listed Buildings and Conservation Areas) Act 1990 are engaged, their objective of preserving historic buildings or their setting or any features of special architectural or historic interest which they possess is satisfied.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/23/00871 subject to the following 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 (Core Strategy) 2011.

- 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 hertiage asset and having due regard to policies CS11 and DM20 of the Havant Borough Local Plan (Core Strategy) 2011.