

Site Address: 23 Claremont Gardens, Waterloooville, PO7 5LL
Proposal: Listed Building Consent for external painting of the existing rendered walls of the dwelling and window frames. External painting of the window frame to the conservatory. Installing ensuite bathroom to bedroom three. Installing ensuite bathroom and walk in cupboard to bedroom two. Providing boot store within hallway.
Application No: APP/21/00764 Expiry Date: 22/09/2021
Applicant: Mr L Steyn
Agent: Mr I Marshall Case Officer: Selina Donophy
Ward: Purbrook

1 Site Description

This application site is not within a conservation area.

01/66747/000 - Reduce the eastern sector of an Ash tree (TA) and removal of the lowest Easterly limb on a Horse Chestnut Tree (TB). Both trees are in the open space West of 23 Claremont Gardens within Group G1 subject to TPO 1381., PERM,23/11/2001

97/60513/001 - Listed Building application for replacement of UPVC windows to rear elevation with wooden sash windows at first floor and wooden casement windows at ground floor, PERM,21/10/1997

95/60513/000 - Retention of 8 replacement UPVC windows to rear elevation, REF,24/08/1995

05/60513/002 - Erection of double garage., PERM,13/06/2005

05/66747/001 - Application to remove epicormic growth from a Horse Chestnut tree in order to clear an adjacent fence, to remove 2 limbs from the eastern sector of an additional Horse Chestnut tree along with 6 lateral limbs and to remove a limb on the eastern sector of a third Horse Chestnut tree. To remove a limb from an Ash tree in order to alleviate risk from an adjacent Chimney. All trees are part of Group G1 subject to TPO 1381., PERM,31/08/2005

06/60513/004 - Application to fell a Common Ash tree (within G1) subject to TPO 1381., PERM,23/01/2007

06/60513/003 - Detached double garage., PERM,28/03/2006

07/66747/002 - Application to shorten 300mm diameter limb on east side by 9 metres and remove 150mm in diameter x 3 long limb on east side of an Ash (T14) and remove 2x 75mm in diameter limbs on east side of a Horse Chestnut (T12). Both trees are subject to TPO 1381., PERM,13/04/2007

07/60513/005 - Retention of timber log store and security gate., PERM,14/08/2007
 07/60513/006 - Listed Building Consent for re-rendering The Dairy Farm. , NPW,07/04/2008
 09/60513/007 - Raise flat roof to rear, create accommodation in roof space incorporating dormers to front and rear and velux to side (west) elevations. , PERM,23/11/2009
 APP/10/00130 - Discharge of Condition No's 2, 3 and 4 of Planning Permission 09/60513/007., PERM,19/07/2010
 09/60513/008 - Listed Building Consent to raise flat roof to rear, create accommodation in roof space incorporating dormers to front and rear, velux to side (west) elevations and the repainting of the front elevation. , PERM,23/11/2009
 10/66747/003 - Fell 1No. Horse Chestnut tree; reduce lower half of crown on south east side by 20% of 1No. Horse Chestnut; reduce 2 lowest secondary limbs on south east side by 20% of 1No. Horse Chestnut tree and crown raise to 3m 3No. Horse Chestnut trees, 1No. Oak tree and 1No. Beech tree, all subject to TPO 1381., PERM,13/04/2010
 APP/11/01145 - Crown reduce by 2m on south east side 1No. Horse Chestnut tree and reduce 2 lowest secondary limbs on south east side by 2m 1No. Horse Chestnut tree, both within Group 1 of TPO 1381., PERM,09/09/2011
 APP/15/01024 - Erection of timber framed carport in front garden (approved 12.11.15). Request to Discharge Condition No. 2 (received 14.6.16)., PERM,12/11/2015
 APP/15/01027 - Listed Building application to replace existing rear elevation ground floor bow window with double doors & winglights & plain tiled canopy over (approved 12.11.15). Request to Discharge Condition No. 2 (received 14.6.16)., PERM,12/11/2015
 APP/17/00614 - Fell 1No. Ash tree within Group G1, subject to TPO 1381., PERM,13/07/2017
 APP/18/00043 - Listed Building Consent for replacement of existing windows with timber windows to match original., PERM,21/02/2018
 APP/19/00277 - Retention of a 2.4 metre fence., PERM,03/05/2019
 APP/19/00278 - Listed building consent for retention of a 2.4 metre fence., PERM,03/05/2019
 APP/21/00765 - External painting of the existing rendered walls of the dwelling and window frames. External painting of the window frame to the conservatory. Installing ensuite bathroom to bedroom three. Installing ensuite bathroom and wall in cupboard to bedroom two. Providing boot store within hallway., UNK,

3 Proposal

Listed Building Consent for external painting of the existing rendered walls of the dwelling and window frames. External painting of the window frame to the conservatory. Installing ensuite bathroom to bedroom three. Installing ensuite bathroom and walk in cupboard to bedroom two. Providing boot store within hallway.

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)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

- DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

- E1* (High quality design)
E13 (Historic environment and heritage asset)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Grade 2
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

No objection.

Conservation Officer

The proposal is to repaint the existing window frames and conservatory. Also, the painting of the external render and the installation of two first floor bathrooms.

The painting of the external render and windows is supported, as the colours proposed are appropriate to the character of the building. The proposed internal alterations would not be harmful to the historic integrity of the building would not require the removal of any historic walls.

Overall it is considered that the proposals will not be harmful to the designated heritage asset.

Councillor Gary Hughes

No comment

Councillor Husky Patel

No comment

Councillor Ms C Howard - Purbrook Ward

No comment

National Amenity Societies - Historic Environment Advice

No comment

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: 27

Number of site notices: 1

Statutory advertisement: 13/08/2021

Number of representations received: 0

Comment	Officer Comment
No comments received	

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

(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.

7.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, 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.

(ii) Impact upon the Listed Building .

7. 4 This proposal comprises internal alterations which include installing an ensuite to serve bedroom 3 on the first floor, installing an ensuite and walk in wardrobe to bedroom 2 and boot room in the hallway at ground floor level . External alterations proposed include painting the exterior elevations and window frames as well as the conservatory window frames. The external walls would be painted in off white , window frames would be in light grey and the conservatory window frames would be in dark grey colour. Havant's Conservation Officer has been consulted on this application and has no objection to uphold to the proposals , with the colours deemed appropriate within the context of the host dwelling. The remainder of the works would be internal and the Conservation Officer has noted there would be no loss of historic fabric as a result of this.

- 7.5 The proposal is therefore considered to be acceptable, meeting the requirements of Policies CS11, CS16 and DM20 of the HBLP (Core strategy) - the works are considered to preserve the building and its setting and any features of special architectural or historic interest which it possesses, and as such meet the statutory test set out under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(iv) Trees

- 7.6 To the south west of the site there is TPO woodland . The Arboricultural Officer has been consulted and raises no objection to the proposals.

8 Conclusion

- 8.1 The conservation officer is of the opinion that the proposal preserves the character of this Grade II Listed Building in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies CS11 and DM20 of the adopted Local Plan. It is therefore considered to be acceptable and is recommended for listed building consent to be granted.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/21/00764 subject to the following conditions:

- 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.