

Recommendation: **GRANT LISTED BUILDING CONSENT**

CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Conservation Officer:

No objections. Include a condition which requires materials of the new wall to match the existing.

Historic England:

No objections

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: 10

Number of site notices: 1

Statutory advertisement: 11/03/2016

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) Effect on the listed building

(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.

(ii) Effect on the listed building

The Council's Conservation Officer has been consulted and has advised that the proposed boundary wall and terrace is a more positive enhancement which is supported. Due to its design and height, the new section of wall will match that of the existing which currently runs along part of the southern elevation of the building. This will ensure that the scheme is visually in keeping with the overall appearance of the building. The terrace will make better use of the currently under defined land.

8 Conclusion

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/16/00226 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.
- 2 The external materials used on the section of wall hereby approved shall match, in type, colour and texture, to those on the existing wall which extends along the southern boundary of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site and location plan - DN: 9348-131
Proposed floor plan - DN: 9348-431
Proposed elevations - DN: 9348-532
Heritage Statement
Design and Access Statement
Reason: - To ensure provision of a satisfactory development.