

Listed Building Grade: Not applicable.
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer:

The current lean-to is of rudimentary construction and holds no significance. Listed building consent is required for its removal but is not considered to be contentious. The critical issue is what it is replaced with. The flat roofed addition to the adjoining property is noted but is not a suitable model to follow.

The proposals are in general accordance with the advice provided at pre-app, I have not revisited the site but you will be able to gauge from the above principles, how it relates in terms of footprint, position relative to the existing window (and impact upon it) and depth. The overall design follows the simple lean-to approach and slate is appropriate for the intended pitch.

There is a tricky junction that needs to be formed at the junction with the roof of the adjacent building. The need to detail this up as part of the application submission was made explicit in the advice provided. This has not been done.

The internal enlarged opening between the kitchen and existing living room, reflects what was agreed and therefore acceptable. Likewise the removal of the lightweight internal lobby partition. I am satisfied with the rooflights for both the replacement kitchen extension and first floor bathroom.

The demolition of the external privy is acceptable. It is in a poor state of repair and contributes little to the character and appearance of the listed building. It was made explicit in the advice provided that the treatment of the wall which it abuts needs to be ascertained and a repair schedule provided as part of the application. To facilitate this, the items stored in the building need to be removed. I do not anticipate significant works as the current structure is abutted to, rather than toothed into the adjoining wall. It is simple enough to establish the condition/treatment of the enclosed wall by removing the stored items. The generalised statement that "... existing brick wall to adjacent boundary made good" is unnecessarily vague. This needs to be addressed.

I am satisfied with the proposed rear elevation treatment. There are a variety of solutions. The more traditional small panes shown is acceptable. In this situation the inclusion of sealed double glazed units is a possibility. However, with a small pane design, in order to achieve the appropriate slim glazing bars, a slim form of double glazed unit will need to be employed.

SUBJECT to satisfactory resolution of the two items highlighted above, I would be content for planning permission and listed building consent to be granted.

Any consent/permission need to embrace the following conditions and

informative.

CONDITIONS

1. No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes), have been submitted to, and approved in writing by the local planning authority.

Reason: To ensure the materials and finishes to be used are appropriate, in order to maintain the architectural interest of the listed building and to preserve the character and appearance of the conservation area.

2. Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the windows/glazed screen have been submitted to, and approved in writing by the local planning authority. The details to comprise:-
 - a) 1:20 elevation and plan; 1:5 section and full size glazing bar detail.. The details to include the method of fixing the glazing (putty or beading)
 - b) The materials used, method of opening and finishes.The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason: In order to safeguard the building's special architectural and historic interest.

INFORMATIVE

The incorporation of double glazed units is likely be acceptable if an authentic, slim, well detailed glazing bar is employed. This will necessitate a slim form of double glazing. For more detail reference should be made to the "[Windows in Listed Buildings and Conservation areas Guidance Note](#)" (2015) available to download from www.havant.gov.uk

Officer Note:

Further information was requested from the agent in the form of a repair schedule for the removal of the outbuilding and further detail relating to the roof junction. This was submitted on 19/8/15 and the CO gave the following response:

The roof detail has been addressed, the scarring/making good has not. I was seeking to avoid having to do so, but in the circumstances I am therefore advising the imposition of a condition to cover this.

Suggest ADD

3. Any parts of the building exposed by the demolition work for which consent/permission has been granted, shall as part of the contract be made good to the satisfaction of the Local Planning Authority prior to the completion of the project. A schedule of repair shall be submitted to and agreed in writing

by the local planning authority once the walling has been exposed and prior to the implementation of the work.

Reason:

To ensure a satisfactory finish to protect the architectural interest/ appearance of the listed building.

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: Two in total. Concern over excavation impacts on adjacent property wall, possible maintenance issues and water run-off. The first matter is a private legal matter relating to the method and means of construction, maintenance would also be a matter for the two parties to agree and is not a matter that could prevent the granting of a planning permission. Further information in relation to the gully treatment has been received in relation to the Listed Building Application and this is considered to provide a suitable feature a condition is recommended in relation to the provision of drainage from the roof and this is imposed on the planning permission. The comments received generally relate however, to the lack of information at time of the application being submitted. Once this information was available on the Council's website, no further objections were 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) Impact on the listed building

The Council's Conservation Officer (CO), has advised that the proposed replacement extension and roof light window are considered to be acceptable in terms of their impact on the historical character and integrity of the listed building. However, insufficient information has been submitted with regards to the removal of the outbuilding and how the remaining wall which forms part of the north elevation of No. 10, would be repaired and finished. The CO is satisfied that this can be dealt with via a planning condition and has suggested the appropriate wording for a condition which requires details relating to the schedule of repair and finish to be submitted and agreed by the LPA before the development is completed.

8 Conclusion

The application is considered to be acceptable and it is recommended that listed building consent is granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/15/00755 subject to the following conditions:

- 1 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes), have been submitted to, and approved in writing by the local planning authority. The development shall thereafter be carried out in full accordance with the approved details.
Reason: In order to safeguard the building's special architectural and historic interest and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the windows/glazed screen have been submitted to, and approved in writing by the local planning authority. The details to comprise:-
 - a) 1:20 elevation and plan; 1:5 section and full size glazing bar detail including the method of fixing the glazing (putty or beading)
 - b) The materials used, method of opening and finishes.The works shall be carried out in full accordance with such approval and be retained thereafter.
Reason: In order to safeguard the building's special architectural and historic interest and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Any parts of the building exposed by the demolition work for which consent/permission has been granted, shall as part of the contract be made good to the satisfaction of the Local Planning Authority prior to the completion of the project. A schedule of repair shall be submitted to and agreed in writing by the local planning authority once the walling has been exposed and prior to

the implementation of the work.

Reason: To ensure a satisfactory finish to protect the architectural interest/appearance of the listed building and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and access statement (received on 22/5/15)

Heritage Statement (received on 22/5/15)

Site plan, location plans, existing and proposed floor plans and elevations -

DN: 15/417/01

Construction detail received 19/8/15

Reason: - To ensure provision of a satisfactory development.