

Recommendation: **GRANT LISTED BUILDING CONSENT**

Conservation Officer

No objection subject to conditions and informative

English Heritage

No comments received

National Amenity Society - Ancient Monuments Society

No comments received

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: 4

Number of site notices: 1

Statutory advertisement: Yes

Number of representations received: 0

7 Planning Considerations

Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(i) Effect on the listed building

The works provide for improvement and repair to the existing building. The Conservation Officer has been consulted and is satisfied that the proposed works, subject to conditions, are acceptable and will have a positive impact on the character and appearance of the building.

8 Conclusion

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

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/15/00249, 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site plans 14169-05
Existing drawings 14169-01

Proposed drawings 14169-02 Rev A
Proposed drawings 14169-03
Front gates 14169-04

Reason: - To ensure provision of a satisfactory development.

- 3 Construction of the development hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials,(including those for the front boundary and gate) and the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: In the interests of the amenities of the locality 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 Unless otherwise agreed in writing, a specification for the repair and consolidation of the rear brick face of the brick oven shall be submitted to and agreed in writing by the local planning authority. The specification to be submitted prior to the commencement of this aspect of the scheme, and completed in full accordance with such approval prior to the re-occupation of the dwelling.

Reason: The repair of the brick oven, an important component of the building's special interest, is essential and needs to form part of the programme of improvements for which this consent provides. A definitive timescale is set to coincide with the other works to ensure satisfactory delivery.

- 5 Prior to reducing the internal floor level, a trial pit shall be dug to ascertain the depth of the foundations. The work will be limited to what can be achieved without the need to underpin.

Reason For the long term well being of the listed building.