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|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------|
| Site Address:   | The Gazebo Garden, East Pallant, Havant                                                                                                   |               |                  |
| Proposal:       | Alterations to fenestration, replacement Georgian style handrails and internal repairs to The Gazebo, and repairs to the attached garden. |               |                  |
| Application No: | APP/15/01293                                                                                                                              | Expiry Date:  | 16/02/2016       |
| Applicant:      | Mr Dawes                                                                                                                                  | Team:         | Team 1           |
|                 | Havant Civic Society                                                                                                                      |               |                  |
| Agent:          | Mr Critchley                                                                                                                              | Case Officer: | Rachael McMurray |
|                 | Martin Critchley, Architect                                                                                                               |               |                  |
| Ward:           | St Faiths                                                                                                                                 |               |                  |

Recommendation: **GRANT LISTED BUILDING CONSENT**

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## **1 Site Description**

The application site is located at the Gazebo Garden in East Pallant, Havant in the St Faiths conservation area. A gazebo is a garden house built at the corner of a garden wall with windows on all sides. This gazebo was built in 18th Century and belonged to former house which has since been replaced by No's 23 and 24 East Street. A car park was later constructed around the gazebo and this is accessed from the Pallant. The gazebo is constructed in red brick with grey headers and the garden area sits within the walls.

## **2 Planning History**

96/59472/002 - Erection of plaque on northern boundary wall, PERM,19/03/1996  
95/59472/001 - The installation of 2 no additional narrow rails beneath the existing hand rail to the external steps to improve safety, PERM,08/03/1996  
94/59472/000 - Wall mounted bronze sundial on south elevation., PERM,27/10/1994  
APP/14/00931 - Fell 4No. Magnolia Grandiflora; crown reduce 3No. Magnolia Grandiflora by 0.5m all round; within Conservation Area of St Faiths., RNO,23/10/2014

## **3 Proposal**

Alterations to fenestration, replacement Georgian style handrails and internal repairs to The Gazebo, and repairs to the attached garden.

## **4 Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

|      |                                                                                   |
|------|-----------------------------------------------------------------------------------|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design)                                                             |

Listed Building Grade: Grade 2  
Conservation Area: St Faiths

## **5 Statutory and Non Statutory Consultations**

### **Conservation Officer:**

#### **Initial response:**

Further information required on basis for design, design for replacement window and railings.

#### **Second response after site visit:**

- If the unblocking of the window provides the opportunity for more use and enjoyment of the building/garden – I am not opposed to it. It is the only logical wall for the sundial and therefore this will need to be found a new home.
- Being able to view the steps close to is instructive. The original stone steps remain generally in place. This has the lead filled holes demarking the spacing of the original railings. The submitted design pays no regard to this. It is probable that the spacing is too wide for current health and safety given that it is a public space. My expectation would be to work a design based on the current locations and applying some ingenuity the deal with the spacing.
- Very little repointing seems necessary. I am content for this to be covered by condition – see suggestion below.

#### **Officer Note:**

Amended plans were submitted to show amended positions for the railings utilising the existing holes.

County Archaeologist:  
No objections

Estates Manager:  
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: 16

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

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) Impact on the listed structure**

The Council's Conservation Officer has been consulted and is satisfied that the proposed alterations and repairs to the Gazebo would not impact on its historical character of integrity and as such, listed building consent should be granted.

## **8 Conclusion**

The application is considered to be acceptable and is therefore recommended for approval.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/15/01293 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 Prior to the commencement of work, the extent of repointing shall be agreed in writing by the local planning authority. Unless otherwise agreed, the methodology shall be as set out in guidance produced by Hampshire County Council entitled "Repointing" .  
**Reason:** To protect the building's strong architectural/historic interest and having due regard to policies CS11
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
Design, access and heritage statement  
Proposed elevations - DN: 1534-511A  
Proposed floor plan - DN: 1534-411A  
Location and Block Plan - 1534-111

Proposed GF stair plan - 1534-713  
Proposed stair detail - 1534-714A  
Replacement window detail - DN: 1534-712A

**Reason:** - To ensure provision of a satisfactory development.