

Consultee Comments for Planning Application APP/15/01103

Application Summary

Application Number: APP/15/01103

Address: Eastleigh House, Bartons Road, Havant, PO9 5NA

Proposal: Conversion of Eastleigh House from single C3 dwellinghouse to B1 offices and two C3 dwellinghouse along with the erection of a two storey extension to provide a further single C3 dwellinghouse, plus the construction of a courtyard development of 10 terraced houses, including landscaping, parking and turning areas.

Case Officer: Rachael McMurray

Consultee Details

Name: Mr John Heritage Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Havant.Heritage@havant.gov.uk

On Behalf Of: Conservation Officer

Comments

This scheme as set out in the latest revisions is acceptable. It does impact on the setting of Eastleigh House, but with the strategic hosing allocation to the south it is becoming difficult to sustain as a large family home within spacious grounds.

The proposals seem to satisfactorily address my previous comments by:-

Notating fireplaces for retention.

Adjusting the location of the bathroom to the two bed unit contained in the re-ordered older wing.

Retaining the Yorkshire sliding sash windows.

Adjusting the car parking layout from that shown on dwg.no DN14-1096-21 to revision /21A. In the revision more of the historic wall is retained and the associated garden area for the newly created dwellings is much better.

If minded to grant permission/consent advise the imposition of the following conditions.

1. No work shall be undertaken on the site until details have been submitted to and approved in writing by the Local Planning Authority of measures to be taken to protect the retained section of boundary wall framing the courtyard.

Reason - To protect the architectural interest and setting of the building. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

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.

Reason - To ensure the materials and finishes to be used are appropriate, in order to maintain [the architectural interest of the building. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

3. Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the windows and doors have been submitted to, and approved in writing by the local planning authority . The details to comprise:-

a) Plans to clearly identify the window and door in question and its location within the property..

Where a large number of windows and doors are involved the windows should be cross referenced to an elevation drawing or floor plan for the avoidance of doubt.

b) 1:20 elevation and plan; 1:5 section and full size glazing bar detail.. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading)

c) 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. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the listed building consent. permission.

4. Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To protect the character of the listed building..

5. Notwithstanding what is shown on the approved drawings, no alterations to the existing chimney stacks, fireplaces or window shutters shall be undertaken without the express written approval of the local planning authority.

Reason: To safeguard the buildings special architectural/historic interest.

John Townsend
Conservation Consultant