

---

|                 |                                                                                    |               |             |
|-----------------|------------------------------------------------------------------------------------|---------------|-------------|
| Site Address:   | 1 Lower Road, Havant, PO9 3LH                                                      |               |             |
| Proposal:       | Listed Building Application to convert the ground floor cloakroom into a bathroom. |               |             |
| Application No: | APP/15/00207                                                                       | Expiry Date:  | 15/04/2015  |
| Applicant:      | Mr Rule                                                                            | Team:         | Team 1      |
| Agent:          | Mr Forshaw                                                                         | Case Officer: | David Eaves |
|                 | Daniel Forshaw Architects                                                          |               |             |
| Ward:           | Bedhampton                                                                         |               |             |

Recommendation: **GRANT LISTED BUILDING CONSENT**

---

## **1 Site Description**

- 1.1 Attractive Grade 2 listed building set close to the road and in a prominent location within the Old Bedhampton Conservation Area. Red and grey decorative brickwork and plain clay tile roof. Gable to west end and attractive brick lean to to the eastern side. More modern additions have been added to the south-east corner. The List Description reads as follows:

*House. Early C19. Brick, with a tile roof. 2 storeys and attic, 2 windows. Red brick walls in Flemish bond with blue headers, 1st floor red band, cambered rubbed arches to the ground floor. Casements. Outshot at the east side, containing the entrance.*

## **2 Planning History**

APP/15/00218 Listed Building Consent for single storey side extension and internal repairs. Current Application

APP/15/00219 Single storey side extension.  
Current Application

08/58313/014 Listed Building Consent for ground floor single storey rear extension, installation of new cills to existing windows and new windows to potting shed. Rebuilding of the upper section of the chimney on the lean to. Permitted October 2008

08/58313/013 Ground floor single storey rear extension. Permitted October 2008

In addition there have been numerous other applications in relation to trees at the site.

## **3 Proposal**

Listed Building Application to convert the ground floor cloakroom into a bathroom. The works involve the removal of a small store and the fixed closure of an existing door. There are no external changes associated with these

## **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)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Grade 2  
Conservation Area: Old Bedhampton

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

### **Conservation Officer**

Internally the changes necessary to allow for the extension and repairs to the property are appropriate and would not adversely harm the historic fabric or the character of the dwelling.

## **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: 5

Number of site notices: 1

Statutory advertisement: 06/03/2015

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) Impact upon the character and historic integrity of the Listed Building

(i) Principle of development

7.2 The alterations the subject of this application are internal to the building and would have no impact on the character and appearance of the Conservation Area. The principle of the development is therefore dependent on whether the proposals would preserve or enhance the Listed Building which is considered below.

(ii) Impact upon the character and historic integrity of the Listed Building

- 7.3 The proposed works have been inspected within the building by the Council's Conservation Officer who has confirmed that the works are acceptable in terms of their impact on the Listed Building as they would not detract from the fabric or historic character of the dwelling. The building would therefore be preserved.

## 8 **Conclusion**

In conclusion, the proposed internal works to this grade 2 listed building are considered to be acceptable and Listed Building Consent can therefore be recommended.

---

## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/15/00207

(A) 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:

Design, Heritage and Access Statement dated 12th February 2015  
Location Plan Licence: 10042435  
Block Plan: Licence: 10042435  
Proposed Plans and Elevations Job 143

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