
Site Address: Warblington Lodge Cottage, The Gardens, Havant, PO9 2XH
Proposal: Listed Building Consent for replacement of 2No. arched Gothic windows in hardwood to match existing in east and south elevations.
Application No: APP/15/00146 Expiry Date: 06/04/2015
Applicant: Mr P Allan Team: Team 1
Agent: Mr Hollands Case Officer: Sally Smith
 Grove Design UK
Ward: St Faiths

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The site is a Listed Grade 2 single storey coach house. The application is in respect of 2 no Gothic Arched Casement windows.

2 Planning History

A number of past applications for LB Consent under series 51161

3 Proposal

The proposal is for 2 replacement Gothic style arched casement windows in hardwood to match the ones that currently exist. Full details and photos included in the application.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Listed Building Grade: Grade 2
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer - I have had detailed discussions as a pre-runner to this application – see GEN/14/01148 for full details. The windows are a very strong component of the building's architectural interest and character. Repair has been fully examined but is not feasible due to the extent of decay. Replacement in facsimile is therefore the next best option. I am satisfied with the joinery information submitted in

support of this. In practice the joiner will take templates. I am satisfied the two windows should use the same moulding profiles as referred to on the submitted drawings.

Part of the character of the existing windows is the survival of historic glass. The imperfections compared to modern sheet glass give movement in the glass which is important to reflect in the new work. It should be possible to fit historic glass (which is still manufactured) in the main top opening sections which fall above the height needing safety glass.

I am suggesting the following condition to cover this, but request the agent/applicant is made aware of this in advance.

CONDITION

Unless otherwise agreed in writing by the local planning authority, where possible the existing historic glass shall be salvaged for re-use and any deficiency made up with replica glass in the top upper opening section of the windows.

Reason: To reflect as accurately as possible the character of the existing windows.

Officer comment: *The agent was advised but expressed severe concern about utilising historic glass because of security concerns. The request for the above condition is not therefore being pursued and this is acknowledged by the conservation Officer*

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: 10

Number of site notices: One

Statutory advertisement: Yes

Number of representations received: None

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 Listed building

- (i) Principle of development

The application is a Listed Building application and therefore the principle is

dependent on the impact on the building and the proposal needs to be judged against the relevant policies re the protection of Listed Buildings

(ii) Impact upon the Listed Building

The proposal is to replace the existing windows with windows that will match. The proposal is fully detailed and the Conservation Officer finds their replacement as proposed acceptable with good joinery details. Whilst it would be preferable to have historic glass used, this requirement has been withdrawn as a condition because of the strong security arguments put forward by the agent. It is therefore considered that the proposal accords with policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

8 **Conclusion**

The proposal is considered acceptable and will not be harmful to the Listed Building: indeed the replacements will help to protect its fabric.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/15/00146 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 and document:

Design Statement by Grove Design UK
1:1250 Location Plan
Photo showing windows
Proposed Replacement Gothic Style Windows (2No) Elevations and Sections.
Drawing 15-01-GD-162-01

Reason: - To ensure provision of a satisfactory development.