
Site Address:	Hall Place, 20 South Street, Havant, PO9 1DA		
Proposal:	Listed Building Consent for conversion of existing commercial premises to 2No. dwellings (1No. 2 bed and 1No. 4 bed dwelling) incorporating replacement conservatory and rooflights, and external and internal alterations.		
Application No:	APP/14/00518	Expiry Date:	09/02/2015
Applicant:	Havant Hall Place Ltd	Team:	Team 1
Agent:	Mr Beck	Case Officer:	Stephen Andrews
	PLC Architects		
Ward:	St Faiths		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

Hall Place dates from 1796 and is a Grade II Listed Building located in the St Faith's Conservation Area of Havant. The Grade II listed building is two storeys in height and constructed of buff coloured bricks. There is a large flat roofed porch to the front supported by two pairs of white Doric columns. There is a large conservatory to the rear.

The building is set back from South Street with a red brick wall representing the front boundary. There are two openings in the wall providing ingress and egress to the site from South Street.

The building is currently used as B1a offices with gravel drive used for parking, extending around the front, side and rear of the building.

There are several mature trees within the rear of the site that are protected by their inclusion within the Conservation Area. There is additional planting to the front of the site. Along the side boundary and between the application site and the adjoining school grounds (south) is an area of mature woodland.

To the west, east and north of the site are residential dwellings varying in scale, design and character.

2 Planning History

APP/14/00517

Conversion of existing commercial premises to 2No. dwellings (1No. 2 bed and 1No. 4 bed dwelling) incorporating replacement conservatory and rooflights, and external and internal alterations. Under Consideration

97/55490/004

Listed Building application for the installation of security shutters to south and east elevations. Permit 19/12/97.

97/55490/003

Listed Building Application for the installation of security grilles and security shutters to north east and west elevations. Permit 3/12/97.

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)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Listed Building Grade: Grade 2

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer - No objection

Hall Place is an attractive early C19 building, now set in much reduced grounds. The land to the south was originally open farmland which explains the orientation of the bay windows. The property was designed as a prestigious residence. Reversion to residential use therefore takes it closer to its original design. The main departure is that in the current proposal, the building is split functionally into two.

The chosen division is between the principal residence and service wing. Having had the opportunity to inspect the interior the intended changes give me no cause for concern. The division lines are clear and due to the robustness of the structure should not require any upgrading for noise or fire.

Reversion to residential use offers a number of distinct benefits. It provides for the removal of the ugly rear metal fire escape, internal metal security roller shutters (within the service wing) and provision of soft landscaping (private garden) in lieu of a large element of the present on site parking. These provide the opportunity to better reveal the buildings significance and enhance its setting in accord with the NPPF.

Minimal internal alterations are required. The changes that are needed are positive and work with the spirit of the original design. Externally, the changes involve the reworking of the current modern conservatory at the rear, some refinement to a number of the windows (where the current design is out of keeping) and upgrading of the roof glazing in the service wing.

I am satisfied with what is proposed and am content to condition the details. Recommend that planning permission and listed building consent be granted

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: 21

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

Statutory advertisement: 26/09/2014

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) Impact on the setting and appearance of the Grade II Listed Building

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It is acknowledged that the use of the site for offices is no longer fit for purpose. It is therefore a possibility that the building could be abandoned if another office user could not be identified. This has significant implications for the longer term management and maintenance of the site and listed building.

The proposed use would see the retention and longer term up keep of both the building and the site. In addition the proposed use is in keeping with the original purpose and function of the listed building.

The Conservation Officer has stated that *"Minimal internal alterations are required. The changes that are needed are positive and work with the spirit of the original design. Externally, the changes involve the reworking of the current modern conservatory at the rear, some refinement to a number of the windows (where the current design is out of keeping) and upgrading of the roof glazing in the service wing."* In addition much of the hardstanding would be given over to private garden space and re-landscaping. This would be more in keeping with the original design and purpose of the building.

The proposed change of use would therefore result in the enhancement of the appearance and setting of the Grade II Listed Building. It would also ensure the long term retention and management of the site and building in an appropriate manner. The development would therefore accord with the principles and objectives of Policies CS11 of the Core Strategy and DM20 of the Allocations Plan on historic assets and Chapter 12 of the NPPF.

8 Conclusion

Having regard to the above information it is considered that the development is of a positive benefit to the listed building with the proposed works more in keeping with the historic integrity of the building and site. It is therefore 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/14/00518

(A)

(B) 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 internal metal roller shutters shall be permanently removed and any scarring made good prior to the occupation of the newly created residential units, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of preserving the historic integrity of the Grade II listed building and to accord with policy DM20 of the Havant Borough Local Plan (Allocations) July 2014, policy CS11 of the Havant Borough Core Strategy March 2011 and Chapter 12 of the NPPF.

- 3 All works of repair following the removal of the external metal fire escape shall faithfully match the original walling and features of the listed building, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of preserving the historic integrity and appearance of the Grade II listed building and to accord with policy DM20 of the Havant Borough Local Plan (Allocations) July 2014, policy CS11 of the Havant Borough Core Strategy March 2011 and Chapter 12 of the NPPF.

- 4 Prior to the commencement of development, hereby permitted, the following details shall be submitted to and agreed in writing with the local planning authority:
 - a. Large scale 1:20 drawings of all new/modified windows and joinery details for the conservatory. Details to be shown in plan, section and elevation in relation to the opening into which it is to be set, together with the method of opening and finishes. A full size glazing bar section to be included (where appropriate).
 - b. Details of the location and form of any external vents, flues, ducts or meter boxes.
 - c. Samples and details (including finishes) of all external materials.
 - d. Details of any walls, fences or other means of enclosure.

The development shall thereafter be carried out strictly in accordance with the approved details.

Reason: In the interests of preserving the historic integrity, appearance and setting of the Grade II listed building and to accord with policy DM20 of the Havant Borough Local Plan (Allocations) July 2014, policy CS11 of the Havant Borough Core Strategy March 2011 and Chapter 12 of the NPPF.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No. - 13.1946.100 date stamped 15 May 2014
Drawing No. - 13.1946.108 date stamped 09 June 2014
Drawing No. - 13.1946.104 date stamped 15 May 2014
Drawing No. - 13.1946.102 date stamped 15 May 2014
Drawing No. - 13.1946.107 date stamped 15 May 2014
Drawing No. - 13.1946.105 date stamped 15 May 2014
Drawing No. - 13.1946.106 date stamped 15 May 2014

Reason: - To ensure provision of a satisfactory development.