

APP/14/00518 – Hall Place, 20 SDouth street, Havant

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 building's 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 subject to the following conditions:-

1. Prior to the occupation of the newly created residential units, unless otherwise agreed in writing by the local planning authority, the internal metal roller shutters shall be permanently removed and any scarring made good.
Reason: The shutters do not have consent and are out of character with the building.
2. All works of repair following the removal of the external metal fire escape shall faithfully match the original walling and features, unless otherwise agreed in writing by the local planning authority.
Reason: To secure a satisfactory and sympathetic form of development and having due regard to policy (CS11.4?) of Havant Local Plan.
3. Prior to the commencement of development the following details shall be submitted and formally discharged unless otherwise first agreed in writing by 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.

Reason: To secure a satisfactory and sympathetic form of development and having due regard to policy (CS11.4?) of Havant Local Plan.

- 4. Hard and soft landscaping details?

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31/10/14