Site Address:	Newtown House Hotel, Manor Road, Hayling Island, PO11 0QR		
Proposal:	Listed Building Consent for single storey front extension (and orangery) to restaurant.		
Application No:	APP/15/00231	Expiry Date:	17/04/2015
Applicant:	Mr K Boothroyde	Team:	Team 2
Agent:	Mr G Ash Graham Ash Architects Ltd	Case Officer:	Tina Pickup
Ward:	Hayling West		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

1.1 The site is located on the east side of Manor Road in Hayling Island and includes the Newtown House Hotel and its grounds. The hotel is a two/three storey red brick building from C19 with gable fronts and feature bay - it is a Grade II Listed Building. The building has had numerous extensions and alterations and includes detached leisure buildings, which are not part of the listing. Access to the site is via a one-way system with the entrance being at the southern end of the site; a single width drive serves parking spaces against the southern and eastern boundaries, and provides a loop round the edge of the site to the exit at the northern end of the site. The site is flat and level.

1.2 A high evergreen hedge extends from the north-west corner of the hotel building and extends westwards to the boundary with Manor Road. This provides a visual barrier and separation between the access drive and the existing servicing area to the west (where there is an extant permission for 3No dwellings), and the lawned garden area to the front of the building serving the hotel and guests.

1.3 The frontage of this northern part of the site is marked from Manor Road by a 2m high brick wall with curved coping stone. After the hedge, infront of the hotel buildings themselves, the frontage boundary changes to a low white painted wall with mature shrubs behind. The site is surrounded on all sides by residential properties and immediately abutting the northern boundary is the private drive called Sycamore Drive serving residential properties located to the north east of the site.

2 Planning History

This site has been subject to many applications for alterations and additions, the most recent and relevant to this current application are:

APP/14/00692 - Erection of 3 No2 bed dwellinghouses with associated landscaping and car parking; and bin and cycle stores Permitted 24/09/2014

APP/14/00693 - Single storey front extension (Orangery) to restaurant - Withdrawn 01/09/2104
APP/14/00711 - Listed Building Consent for above - Withdrawn 01/09/2104

3 Proposal

This is the Listed Building Application running with the APP/15/00215 which relates to a revised design following negotiations over the previously withdrawn scheme and now proposes adding a single storey orangery towards the north-west corner of the site - this would measure 6m deep by 5m wide and would have a flat roof with parapet wall and glazed lantern feature. The orangery would be linked to the existing cantered bay by a narrow flat roof linking corridor. To the north, the adjacent washing up area would be brought forward and renewed with a further flat roof extension having a depth of about 3m. The proposal also includes building a false brick chimney around the existing metal flue; and re-siting a gas meter box - additional plans have been provided enclosing this within a brick housing with stained timber access doors and lead roof.

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

AL1	(Presumption in Favour of Sustainable Development)
DM19	(Small Shops outside Town, District and Local Centres)

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

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group - no objection subject to condition restricting floodlighting and Informative re hours of work/bonfires/dust control

Environmental Health, Contamination

The site history indicates a complex succession of buildings & features on this site, over a substantial period of recent history.

Several unmarked / unlabelled buildings are present on the 1867 mapping, arranged around a substantial courtyard area (25x25m approx) to the rear of the farmhouse. It is likely that the outbuildings shown have previously been used for agricultural purpose - but it is unknown what type of farming was in operation in the wider area (no features are specifically marked to indicate arable or livestock).
Contamination is often associated with farm complexes - relating to pesticides (e.g. historically DDT), metals (e.g. associated with animal treatments [sheep dip etc.] or equipment), fuels or combustion residues, nutrients (though historically these would likely have been of natural origin), or indeed local disposal of waste materials.
The extension being altered may contain asbestos-containing materials, given the range of probable dates for its construction and the presence of ductwork & gas services at this location. Being part of the fabric of the existing structure, the possible

presence of asbestos is considered to be a health & safety issue of which I expect the applicant or their principal contractor to take reasonable account.

Overall- Potential (low risk) sources exist within the curtilage of the application address, but do not intersect the application area (i.e. orangery position on Western facade). Therefore No adverse comments - no conditions requested that require investigation of potential contamination, installation of precautionary risk mitigation measures, or that development works proceed under a watching brief.

Arboriculturalist - no trees affected

Development Engineer - Highways - no adverse comment

Conservation Officer

Based solely on a desktop assessment the proposals seem generally along the right lines. The extension is now contained within the northern element of the main façade which architecturally is the weakest element. The structure is a little larger than I would prefer but equally has some strong positives. It creates a slightly better spatial separation for the canted bay, is an improvement on the current smaller flat roofed addition, and removes the visual eyesore of the steel flue (now contained within a brick chimney.

When we met on site there was an ugly gas governor box. This is not shown on the existing or proposed plans. Clarification sought on how this is being dealt with.

Materials OK overall- recommend detail conditions

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 - 1

Statutory advertisement: 06/03/2015

Number of representations received: 1

Summary: not in keeping with Listed Building ; not required; spoil ambience of building; temporary gazebo in summer was blot on landscape; loss of open space and natural habitat; many other alterations not in keeping - ice rink/bouncy castle/ signs/houses/change to car park etc;

Comment: The existing unauthorised ice rink is subject to current Enforcement enquires; the frame of the temporary gazebo is still in situ, although the canvas currently removed (March 2015) - it is sited approximately centrally on the front

elevation of the hotel, just south of the current development proposal. It is understood to be used for functions and as a temporary structure does not constitute development in its own right.

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:

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(i) Principle of development
(ii) Design and Effect on the Listed Building

(i) Principle of development

7.2 The site lies within the defined urban area of Hayling Island where the principle of development is acceptable. The NPPF assumes a presumption in favour of sustainable development, encouraging effective use of land, unless material considerations indicate otherwise.

(ii) Design and Effect on the Listed Building

7.3 The proposed extension is located on the prominent front elevation facing Manor Road which is of mixed architectural interest. The section up to and including the octagonal two-storey bay provides an attractive composition. The built development beyond this to the north containing the wash up and service facilities is architecturally plainer with a rather unfortunate flat roofed single storey extension and flue which unduly impact on the canted bay. The proposed development would have the visual benefit of removing and replacing the existing flat roofed addition and providing better spatial separation to the canted bay. It would also encase the steel flue within a brick chimney and provide a brick housing with timber access doors and lead roof for a re-sited gas meter. Visually, these improvements on the front facade are to be welcomed and would positively enhance the quality of the Listed Building.

7.4 The proposed orangery itself, of parapet style with roof lantern, is of a scale, mass and design that is considered appropriate for this north western end of the building. An additional plan has been received detailing the brick housing for the re-sited gas meter, which is now appropriately positioned and screened. Provided window and door details, and bricks and pointing are all of a sufficiently high quality (can be conditioned to submit samples) then the Conservation Officer raises no objection to the scheme.

Regarding floodlights, some extent of external illumination could take place without permision or listed building consent, it is not considered that the current application would justify a planning condition (as mentioned by the Environmental Heath officer, to remove this.

8 Conclusion

8.1 The proposed extension to the Grade II Listed Newtown House Hotel, is considered to represent an acceptable form of development, without causing due harm to the

character and integrity of the Listed Building. It is therefore considered appropriate to recommend permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/15/0023, 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 Construction of the extension hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of a 1m2 sample panel of the external facing brickwork, pointing and mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To protect the architectural or historic interest of the building and having due regard to policies CS11 and CS16 of the Havant Borough Core Strategy 2011 and policy DM20 of the Allocations Plan 2014 and the National Planning Policy Framework 2012.

3 Prior to the commencement of development hereby permitted, large scale 1:20 drawings of the proposed windows and doors, shown in plan, elevation and section in relation to the masonry into which it is to be set, shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:-

a. Information to be able to suitably cross reference to the main elevation drawing.
b. The method of opening.

Thereafter all work shall be carried out in full accordance with such approval.

Reason: To protect the architectural or historic interest of the building and having due regard to policies CS11 and CS16 of the Havant Borough Core Strategy 2011 and policy DM20 of the Allocations Plan 2014 and the National Planning Policy Framework 2012.

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

Block/Location Plan Dwg No: 05:043:61 RevA
Existing Site Plan Dwg No: 05:043:63
Proposed Site Plan Dwg No: 05:043:64 RevA
Proposed Plans & Elevations Dwg No: 05:043:62 RevB

Proposed Gas Box Housing Dwg No: 05:043:68

Reason: - To ensure provision of a satisfactory development.