
Site Address:	41 Havant Road, Emsworth, PO10 7JD		
Proposal:	Listed Building Consent for works to roofing, fenestration, new patio, general repairs and internal alterations to stable block. (Revised Application.)		
Application No:	APP/13/00648	Expiry Date:	05/08/2013
Applicant:	Mr and Mrs Sylvester	Team:	Team 2
Agent:	Mr R Cooper	Case Officer:	Rachael McMurray
	Robin Cooper Architect		
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

No. 41 Havant Road is a Grade II* Listed Georgian semi-detached property situated on the north side of Havant Road. The dwelling is a two storey structure with rendered brick walls and a tile pitched roof. The perimeter of the site is bounded by dense vegetation effectively screening the site from surrounding properties and Havant Road. There is a detached former stable block / outbuilding located within the rear garden, the side elevation of which forms part of the side/west boundary with Convent Lane. This building includes an upper attic section with first floor (blocked up) fenestration. There is also a lean to structure on the rear elevation. There is a former window arched window opening in the west elevation overlooking the adjacent lane. The gable ends are constructed of flint brick work with red brick quoin detailing. The roof is constructed of clay roof tiles and there are two roof light windows situated in the north facing roof slope.

2 Planning History

APP/12/00943

Change of use of stable block from existing residential use to holiday accommodation; including works to roofing, fenestration and general repairs, new patio area and internal alterations. Permitted - 5/11/12.

APP/12/00944

Listed Building Consent for works to roofing, fenestration, new patio, general repairs and internal alterations to stable block. Permitted - 5/11/12.

3 Proposal

The proposal is a revised version to an earlier approval - APP/12/00944. The proposal is almost identical apart from the following changes:

- i. New roof light in the ss element on the north elevation.
- ii. New arched window in east elevation at first floor level.
- iii. Change to door style in east elevation.
- iv. New roof arrangement with new ridge beam and new deeper rafters.

The holiday accommodation would be for use throughout the year. It would provide two parking spaces and one cycle loop. Vehicular and pedestrian access would extend down from the entrance into the main property at No. 41. A separate pedestrian

access is also available from Convent Lane.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

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

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer:

No objections to the proposed changes to the previous listed building consent.

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: 14

Number of site notices: Not applicable.

Statutory advertisement: 12/07/2013

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) Effect on the listed building

7.2 The Council's Conservation Officer is satisfied that the proposed works would not harm the listed building or its setting and that the proposal is of a sensitive design, incorporating appropriate heritage elements. Further information is required on the window and doors replacements however, this can be requested and agreed via planning condition.

8 Conclusion

The listed building application is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/13/00648 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of the approval of the last of the reserved matters to be approved.

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:

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- Location and site plan - DN:01Rev A
- Block Plan - DN:02 - Rev A
- Existing and proposed floor plans - DN: 03 Rev B
- Existing elevations - DN: 04
- Proposed elevations - DN: 05 Rev B
- Existing and proposed sections - DN: 06 Rev A
- Key drawing for doors and windows - DN: 07 Rev A
- Doors & windows (large scale drawings) - DN: 08 Rev A
- Doors & windows (large scale drawings) - DN: 09 Rev A
- Heritage Statement
- Design and Access Statement
- Photo montage

Reason: - To ensure provision of a satisfactory development.

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