

APP/15/00388 – The Manor, Edward Gardens, Havant

This application is purely for change of use. No alterations are required at the present time. From inspection the building could be readily occupied as a single dwelling without the need to change the layout. The applicant has indicated an awareness of the legislation and the prospect of subsequent listed building application(s) in due course.

The building has quite a complex building evolution with a timber frame encased core and subsequent additions. It was designed as a single family dwelling and was originally set in larger grounds; Land has been sold off and developed as Edward Gardens. The building's last use was for supported communal lining for the active elderly. This has worked reasonably well as it has enabled little need for sub-division and the rear garden to serve the whole enterprise. The demand for this use has been weak and can no longer be sustained on the income produced. From an historic building perspective reversion to a single family dwelling house is strongly supported. The building does not lend itself to sub-division without compromising the interior and setting. Use as a single dwelling reduces pressure on the building and possibly affords the opportunity to remove elements of fire protection which may longer be necessary.

The application refers to potential future works based on a survey including replacement windows and rebuilding leaning chimney stack(s). These works would require listed building consent. I can foresee that there may be a case for some work to the chimneys. Window replacement based on a cursory inspection is not justified.

Conclusion

Strongly recommend change of use be granted for the long term benefit of this important listed building.

Please can the following informative be added to any permission.

INFORMATIVE

The building is listed and any works that affect the character or appearance of the interior or exterior is likely to require listed building consent. The applicant is advised to contact the local planning authority for clarity on any intended works. Rebuilding chimneys and replacement windows would fall within the scope of requiring listed building consent. The local planning authority has produced windows guidance which is available to download from the website www.havant.gov.uk which should serve as a useful starter when considering such work,

John Townsend
Conservation Consultant
29/05/15