

APP/14/01141

Southleigh Park Lodge, Horndean Road, Havant PO9 2PD

This lodge building sits on the edge of the site and is individually listed grade II. It has been vacant for some time and is temporarily boarded and secured to prevent vandalism. The building is included on the Council's buildings at risk list due to the lack of use and sporadic vandalism.

The current application for its repair and re-use as offices is welcome. Implementation will secure the building's future providing the necessary oversight and income for on-going maintenance. Following inspection the building is generally weathertight. There is some damp which appears to be emanating from the chimney, possibly deterioration of the flashings or lack of ventilation. The low level gutter has accumulated debris which is preventing free drainage and I have requested this be attended to.

I am satisfied with the general scope of the specification. There are one or two areas requiring refinement e.g. extent of repointing, specification for internal plaster etc., but am satisfied for listed building consent to be granted to give the applicant/owner encouragement to implement.

I am advising a time limit is placed for the commencement of work and completion as a means of stimulating action.

RECOMMEND the grant of listed building consent, subject to the following conditions and informative:-

Duration condition (in lieu of standard 3 yr commencement condition).

1. Unless otherwise agreed in writing by the local planning authority the work shall be begun within 6 months and completed within 18 months of the date of this consent.
Reason: The building's continued lack of use places it at risk. Implementation of the repairs and occupation of the building will safeguard its long term future. The timeframe takes account of the use of traditional materials and the restrictions this places on their use.
2. A more detailed specification for the internal plaster and extent of repointing shall be submitted to and agreed by the local planning authority prior to the commencement of work. All work shall be carried out in accordance with this approval.
Reason: To ensure the work is carried out in accordance with good building conservation practice.
3. Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
Reason: To protect the character of the listed building.

Informative:

Attention is drawn to the Hampshire County Council's publication "Reporting" downloadable from www.hants.gov.uk or by using the following link:-

<http://www3.hants.gov.uk/landscape-and-heritage/historic-environment/historic-environment-publications.htm#section88654-5>

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