
Site Address:	Southleigh Park Lodge, Horndean Road, Havant, PO9 2PD		
Proposal:	Listed Building Application for internal and external repairs to refurbish building.		
Application No:	APP/14/01141	Expiry Date:	20/01/2015
Applicant:	Mr R Cheadle Snell Ltd	Team:	Team 1
Agent:		Case Officer:	Steve Weaver
Ward:	St Faiths		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 Southleigh Park House comprises the remains of an early 19th century gentleman's residence and estate, located on the eastern side of Havant outside of the built-up area. The original estate has seen substantial change over the years as its use has changed from residential estate to commercial office use in the late 1960s, at which time it was occupied by Plessey Company and significant new office blocks were built in the grounds. Currently the site is occupied by Snell Ltd, who develop systems associated with broadcast technology.
- 1.2 The principal vehicular access points to the estate are taken via Eastleigh Road to the west. A sequence of internal roads give access to parking areas which are dispersed about the western, northern and eastern sides of the complex of buildings that makes up the commercial estate today. The southern side of the estate comprises open agricultural land, and affords a wide-ranging aspect for the southern elevation of the original house.
- 1.3 In the north east part of the site, close to the junction of Bartons Road and Horndean Road, lies a two-storey lodge building, constructed in the latter part of the 19th century and executed in a style sympathetic to that of the main Southleigh Park House. This Lodge is a Grade II Listed Building in its own right (listed in 1984) - however it has lain empty for some considerable time and externally its windows are shuttered off.

2 Planning History

There have been many applications over the years for alterations and modifications to the range of buildings on the wider Southleigh Park House site, consistent with its commercial nature - only the following recent applications have related to the Lodge building itself:

APP/11/01231

Installation of CCTV system of 11No. cameras, consisting of 9No. wall mounted cameras and 2No. pole mounted cameras and associated speakers and detectors.
Permit 2/4/12.

APP/11/01402

Installation of CCTV system of 11No. cameras, consisting of 9No. wall mounted cameras and 2No. pole mounted cameras and associated speakers and detectors.
Permit 29/3/12.

These two applications have been implemented in an effort to reduce incidences of vandalism at the Lodge.

3 Proposal

- 3.1 This listed building application seeks approval for the refurbishment of the Lodge building. Whilst the structural condition of the building is reported to be fundamentally sound, both internally and externally a detailed specification of works is proposed. Externally the intention is to repair and restore the building to its original condition; internally further works of restoration and renovation are proposed to enable the re-use of the Lodge for commercial purposes in due course.

4 Policy Considerations

National Planning Policy Framework 2012

Particularly paragraphs 126 - 141

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

DM20 (Historic Assets)

Listed Building Grade: Grade 2

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

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.

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: 4

Number of site notices: Two

Statutory advertisement: 12/12/2014

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) Principle of development
- (ii) Impact upon the architectural and historic interest of the listed building

(i) Principle of development

7.2 Relevant policies of the development plan - CS11, CS16 and DM20 - are supportive of proposals which secure the conservation and enhancement of the historic assets of Havant Borough, of which the Southleigh Park Lodge listed building is one. The NPPF also provides guidance on proposals to undertake works to heritage assets:

131. In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of historic assets can make to*

sustainable communities including their economic vitality;

It is apparent from the application proposal and the nature of the works proposed that the applicant's intention is to repair and refurbish the listed building's fabric through a detailed specification of internal and external works. If successfully undertaken the works should secure a viable longer-term use of the building for commercial purposes. The key issue to assess is therefore whether the works proposed have any adverse consequences for the architectural and historic interest of the building.

(ii) Impact upon the architectural and historic interest of the listed building

7.3 The Conservation Officer reports that the Lodge building the subject of this application has lain empty for some time, and this has led to it being placed on the Council's 'Buildings at Risk' register. Sporadic vandalism has also adversely affected the building, and has led to security measures being employed to deter vandals, in the form of unsightly boarding up of window openings.

7.4 Set against this context, the proposals to repair and restore the external facades of the building - including the removal of the boarding - are likely to have a positive impact upon its character and appearance. With the fundamental structure of the building being intact, only relatively modest works are required, principally:

- * repointing of stonework, flintwork and cills
- * renewal of broken joinery and rainwater goods
- * making good of damaged/displaced roofing tiles and soffits/fascias

7.5 Internally a more comprehensive overhaul is required, with the currently dilapidated interior to be given new plasterwork, ceilings and joinery where necessary; handrail and balustrading to the currently open stairway; treatment of damp and upgrading of electrical systems; installation of kitchen and sanitaryware; provision of storage radiators and convector heaters; and general decoration. These works will significantly improve the internal environment of the Lodge and improve the potential for the building to be successfully re-let in future. The Conservation Officer has confirmed that he is satisfied with the scope of the works, subject to conditions - including a truncated commencement period in order to focus energy on getting the works under way, as the building is currently 'at risk'.

8 Conclusion

8.1 The proposed refurbishment of the Southleigh Park Lodge building is to be welcomed given the current condition of the building, and should help promote its re-use and a viable future. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/14/01141 subject to the following conditions:

- 1 Unless otherwise agreed in writing by the local planning authority the work hereby approved 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 and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 No external meter boxes/metal ducting/flues shall be installed on the building unless details of their siting and design have first been submitted to and approved in writing by the Local Planning Authority

Reason: To protect the character of the listed building and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Design and Access Statement received 28 October 2014

Heritage Statement received 28 October 2014

Southleigh Park House Schedule of Works - The Lodge Annex 4 received 28 October 2014

Location Plan drawing L 1014/01a Site Plan revision 12/11/14 received 25 November 2014

Block Plan drawing L 1014/04a Block Plan revision 12/11/14 received 25 November 2014

Existing and Proposed Elevations Plan drawing L 1014/02 received 28 October 2014

Existing and Proposed Floor Plans drawing L 1014/03 received 28 October 2014

Reason: - To ensure provision of a satisfactory development.