

APP/15/00003 – Royal Oak, 19 Langstone High Street, Havant

The work is confined to the rear of the grade II listed pub which is a popular summer destination. The rear garden area provides the principal outside amenity area. The proposals are limited in scope and well contained by the existing perimeter wall limiting any external impact. I have no objection to the rearrangement of the bin storage area (all modern fencing) which makes for a more practical layout. The decking etc. provides a practical and cosmetic improvement to the current facilities.

The proposals entail the demolition of a small outbuilding (former privy?) Its construction appears to pre-date 1948 which in legislative terms means it is covered by the listing as a curtilage building. I do not consider it any longer has any great significance to merit retention and I would not oppose its loss. Unless there is evidence to the contrary concerning the date of construction, for administrative purposes there ought to be a separate listed building application solely concerning its demolition.

I do not consider the changes will impact negatively on the conservation area or setting of the listed building. The pub use, to which the garden is an essential component, contributes to the vibrancy of the local area. Support.

John Townsend
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30/01/15