
Site Address:	Southleigh Park House, Eastleigh Road, Havant, PO9 2PE		
Proposal:	Listed Building Application for removal of 9No. roof lights and replacement flat roofing to match existing.		
Application No:	APP/14/01140	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 The original Southleigh Park House is a Grade II Listed Building (listed in 1984), the entry for which reads:

Country house (now a commercial establishment). Mid C19. Flint walls, hipped slate roof. South front of 2 storeys, 7 windows, with a wing set back on the west side. Walling of flintwork. Sashes, some French windows; quatrefoil on the east elevation. Flintwork chimney stacks, with grooves separating the flues.

1.4 It is pertinent to note that the part of the site that this application affects is the 'wing set back on the west side' described in the Listing.

2 Planning History

There have been many applications over the years for alterations and modifications to the range of buildings on the site, consistent with its commercial nature - however none are relevant to this application as they have not affected the rooflights the subject of this proposal.

3 Proposal

3.1 This listed building application seeks approval for the removal of 9No. perished rooflights located on the mansard flat roof of the west wing of the principal listed building. They currently serve vacant office spaces at first floor, and are understood to have installed approximately 50 years ago. To allow for the future restoration of the

offices the rooflights are proposed to be removed and the roof reinstated with a bituminous roof covering; the internal ceiling is also to be made good to match existing ceiling heights.

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 listed building has had some limited restoration work undertaken, but remains a basic shell and would require internal upgrading to be able to put to practical use. This does not form part of the plans of the current tenants. This application is to put the external envelope in good order by replacing and upgrading the flat roof covering. Some water penetration currently occurs at the junction with some of the fibreglass rooflight units. The proposal is to prepare and overlay the current bitumen roof with a thin layer of insulation board and new roof membrane. The modern rooflights are to be dispensed with and boarded over.

The proposal replaces one relatively modern roof covering with a more up to date roof membrane of matching colour. The roof is largely concealed from view. In my opinion the change will not have a material impact on the character or appearance of the building. The loss of the rooflights is inconsequential and will make for a simpler more robust roof covering. Support.

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: 5

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 House listed building complex 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 protect the listed building's fabric through the removal of the perished rooflights and reinstatement of roof and ceiling structure. The key issue 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 vacant office building on which the rooflights lie comprises part of the original complex of buildings making up the Southleigh Park House estate, and to that extent the alterations affect part of the building listed by English Heritage - the 'wing set back on the west side'. That said, the rooflights are comparatively recent installations dating back to the mid 1960s, and do not add anything of architectural or historic value to the character of the listed building. They are also largely concealed from view. Having regard to the advice of the Conservation Officer, who advises that *"In my opinion the change will not have a material impact on the character or appearance of the building. The loss of the rooflights is inconsequential and will make for a simpler more robust roof covering"*, it is concluded that the proposed changes will have a benign and beneficial impact on the building in a manner consistent with prevailing planning policies and the NPPF guidance.

8 Conclusion

8.1 The removal of the rooflights proposed in this application, and the reinstatement of the roof structure and ceiling consequently, will have a benign and beneficial impact upon the listed building through the removal of perished and outdated features and their replacement with a more robust roof treatment. The application 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/14/01140 subject to the following conditions:

- 1 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.
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:

Heritage Statement received 28 October 2014
Site Plan drawing L 1014/01a revision 12.11.14 received 25 November 2014
Floor Plan drawing L 1014/02 received 28 October 2014
Internal, External and Aerial views received 28 October 2014
Plan View Infill and Proposed Section Infill drawing L 1014/04 revision A 09/10/14 received 28 October 2014
Kaliko Roofing Systems Specification 2 received 28 October 2014
Recticel Insulation Powerdeck F data sheet received 28 October 2014

Reason: - To ensure provision of a satisfactory development.