

Recommendation: **GRANT LISTED BUILDING CONSENT**

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)

CS5 (Tourism)

Listed Building Grade: Grade II
Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Conservation Officer:

The majority of the works are very minor and borderline as to whether they trigger the need for listed building consent. I do not envisage any listed building concern with regard to items A) bar counter alterations, C), D) or E). Clarification sought on bulkhead lighting and works to provide display unit.

Comment following receipt of additional information:

Based on the clarification provided in the Agent's email of 30 July 2014, the additional sketch and your site visit findings I am content for consent to be granted. No specific additional conditions necessary in this instance.

Environmental Health:

My only concern with this property is the long standing noise nuisance issue regarding the noisy extractor flue, which I believe is being dealt with under another application.

Although there is nothing in the brief description of the proposed works under this application, which should cause a noise nuisance, my only concern is whether part of the male toilet upgrade may include new hand driers, which could well lead to future noise complaints if the toilet window was left open.

If this is the case, then perhaps a condition included, advising that the type of hand drier would need to be agreed to by the Council, if it were to be changed out. If not the case, then I would have no adverse comment to make about this particular application.

Comment:

No alterations to hand driers are included in the application. This being the case it is not reasonable to impose an additional condition re possible future changes on a LBC application. An informative is added to alert the applicant to the potential concern.

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: 6

Number of site notices: One.

Statutory advertisement: 04/07/2014

Number of representations received: 1

Summary:

The LVA would like to have some more details about what is proposed here : may we have sight of computer-generated images or design drawings?

Various members have voiced their concern about the poor state of repair of the outside of this landmark building, including rotting woodwork. Perhaps this could be drawn to the attention of Greene King?

Comment:

There are no other details available and the submission is considered adequate to assess the proposed works. It is understood that re-decoration to the exterior of the building will take place shortly.

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) Whether the proposals would preserve or enhance this Listed Building

(i) Principle of development

7.2 The proposal is for relatively modest and minor refurbishment of the Listed Public House. Such works are acceptable in principle subject to a detailed consideration of their impact on the historic interest of the building assessed below.

(ii) Whether the proposals would preserve or enhance this Listed Building

7.3 The proposals have been assessed in detail and are considered to constitute minor and acceptable internal alterations. The works would preserve and in some cases enhance the building and can therefore be recommended for Listed Building Consent.

8 Conclusion

8.1 The proposed works are considered acceptable and would be appropriate in the context of the building's Grade II listing.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/14/00433 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:

Design and Access Statement received 22nd April 2014
Heritage Statement received 22nd April 2014
Photographs and annotation received 22nd April 2014
Schedule of materials received 22nd April 2014
Block and Location Plan Drawing No. 13:70/02
Existing and Proposed ground floor layouts Drawing No. 13:70/01
Email dated 30th July 2014 with attached lighting bulkhead sketch from
Hollington Architects

Reason: - To ensure provision of a satisfactory development.