
Site Address:	Hall Place, 20 South Street, Havant, PO9 1DA		
Proposal:	Conversion of existing commercial premises to 2No. dwellings (1No. 2 bed and 1No. 4 bed dwelling) incorporating replacement conservatory and rooflights, and external and internal alterations.		
Application No:	APP/14/00517	Expiry Date:	09/02/2015
Applicant:	Havant Hall Place Ltd	Team:	Team 1
Agent:	Ms Beck	Case Officer:	Stephen Andrews
	PLC Architects		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

Hall Place dates from 1796 and is a Grade II Listed Building located in the St Faith's Conservation Area of Havant. The Grade II listed building is two storeys in height and constructed of buff coloured bricks. There is a large flat roofed porch to the front supported by two pairs of white Doric columns. There is a large conservatory to the rear.

The building is set back from South Street with a red brick wall representing the front boundary. There are two openings in the wall providing ingress and egress to the site from South Street.

The building is currently used as B1a offices with gravel drive used for parking, extending around the front, side and rear of the building.

There are several mature trees within the rear of the site that are protected by their inclusion within the Conservation Area. There is additional planting to the front of the site. Along the side boundary and between the application site and the adjoining school grounds (south) is an area of mature woodland.

To the west, east and north of the site are residential dwellings varying in scale, design and character.

2 Planning History

APP/14/00518

Listed Building Consent for conversion of existing commercial premises to 2No. dwellings (1No. 2 bed and 1No. 4 bed dwelling) incorporating replacement conservatory and rooflights, and external and internal alterations. Under Consideration

97/55490/004

Listed Building application for the installation of security shutters to south and east elevations. Permit 19/12/97.

97/55490/003

Listed Building Application for the installation of security grilles and security shutters to north east and west elevations. Permit 3/12/97.

3 **Proposal**

The proposal is to convert the premises from currently occupied offices to 2No. dwellings (1No. 2 bed and 1No. 4 bed dwelling). This would result in loss of 551.9 square metres of B1 (a) Office use.

4 **Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS2	(Employment)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
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Listed Building Grade: Grade 2

Conservation Area: St Faiths

5 **Statutory and Non Statutory Consultations**

Archaeology - No objection subject to little or no ground disturbance works.

Southern Water - No objection

Crime Prevention -Minor Apps - No objection

Arboriculturalist - No objection. The applicant has reasonably demonstrated that the conversion of the listed building can be undertaken without the removal of the trees within the rear garden area.

Economic Development - Commercial and Housing

Planning Policy - Recommend Approval

Promoting Havant Boroughs Economy: The proposal is to convert the premises from currently occupied offices to 2No. dwellings (1No. 2 bed and 1No. 4 bed dwelling). This would result in loss of 542 square metres of B1 (a) Office use, however policies CS2 (Employment) and DM3 (Protection of Existing Employment and Tourism Sites) of the Local Plan (Core Strategy) protect employment premises that are fit for purpose. It has been stated by the applicant that the premises are no longer fit for purpose as offices:

The business requirements for the current occupiers are, “.....modern premises locally that can provide open plan space with full optical cable systems and super fast broadband. With the building being ‘listed’ this standard of wiring commensurate with the running of any modern business could not be achieved...”

The Statement of Marketing states the following, “It is our contention that our client has marketed this property over the last eighteen months in a manner commensurate

with the specialist nature of the building and that, in so doing, has acted within the spirit of the Core Strategy Policy.”

From the documentation provided, including the Design and Heritage Statement, it would seem that the premises are unsuitable for another type of economic development which provides similar quality and quantity of employment opportunity and therefore another use can be considered.

Whilst the quality of the marketing information seems a little scant, the fact remains that the property was historically a Manor House which was converted to commercial use in 1929. The original layout of the building has been retained despite its conversion to offices and this combined with its listed status suggests that the property is more suited to residential use.

Housing: Street predominantly residential, so the conversion back into a dwelling would be in keeping with the street scene. The provision of two new homes will contribute to meeting the Borough’s housing requirement set out in Policy CS9 of the Core Strategy.

Caring for our Borough: The property is Grade II listed. The site is located in St Faith’s Conservation Area and therefore needs to comply with Policy CS11 of the Core Strategy and DM20 of the Allocations Plan on historic assets.

Development Engineer - No objection subject to appropriate provision for on site parking and cycle storage.

Conservation Officer - No objection

Hall Place is an attractive early C19 building, now set in much reduced grounds. The land to the south was originally open farmland which explains the orientation of the bay windows. The property was designed as a prestigious residence. Reversion to residential use therefore takes it closer to its original design. The main departure is that in the current proposal, the building is split functionally into two.

The chosen division is between the principal residence and service wing. Having had the opportunity to inspect the interior the intended changes give me no cause for concern. The division lines are clear and due to the robustness of the structure should not require any upgrading for noise or fire.

Reversion to residential use offers a number of distinct benefits. It provides for the removal of the ugly rear metal fire escape, internal metal security roller shutters (within the service wing) and provision of soft landscaping (private garden) in lieu of a large element of the present on site parking. These provide the opportunity to better reveal the buildings’ significance and enhance its setting in accord with the NPPF.

Minimal internal alterations are required. The changes that are needed are positive and work with the spirit of the original design. Externally, the changes involve the reworking of the current modern conservatory at the rear, some refinement to a number of the windows (where the current design is out of keeping) and upgrading of the roof glazing in the service wing.

I am satisfied with what is proposed and am content to condition the details. Recommend that planning permission and listed building consent be granted

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: 21

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 26/09/2014

Number of representations received: 2

Summary:

Havant Civic Society raised the following concerns:

1) It is not clear from the documentation lodged with the application, as to what extent, if at all, the property was marketed as a potential single residential dwelling, subject to change of use being granted. This would obviously be preferable to dividing the property into two.

2) There is obviously concern as to what extent, the internal division and remodelling might spoil the existing interior.

3) Should planning permission be granted, are there the necessary safeguards in place to ensure that the relevant building work is carried out to the required standards? We are assuming that the current owners will look to sell it with planning permission rather than develop it themselves but in either case, it is important that suitable experienced contractors are appointed to carry out the work.

Hall Place is one of Havant's architectural gems and everything possible should be done to ensure it remains so for future generations.

One additional representation letter stating - no objection to the conversion of the building. However, strongly oppose any external alterations which affect the east (front) and south facing sides.

The eastern side has a complete Doric Entablature and Fan Light (the finest in Havant) and the southern side has attractive curved features, which must be retained. Any alterations at the rear must match in style and material.

Comment:

The applicant has suitably demonstrated that the existing building is no longer fit for purpose, with regard to the office use. It is therefore considered that a reversion to residential use would be more preferable and in keeping with the historic nature of the Listed Building. The Conservation Officer has considered the proposed internal and external alterations and concluded that subject to necessary conditions would ensure that the building is enhanced and suitably retained for future generations.

7 Planning Considerations

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 street scene
- (iii) Impact upon residential amenity
- (iv) Impact on trees

- (v) Impact on parking and highway safety
- (vi) Impact on Listed Building and Conservation Area
- (vii) CIL Contributions
- (viii) Impact on Protected Habitats

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

It is noted however, that the proposal would result in the loss of 541.9 square metres of B1 (a) Office use. Policies CS2 (Employment) and DM3 (Protection of Existing Employment and Tourism Sites) of the Local Plan (Core Strategy) protect employment premises that are fit for purpose.

In this instance the applicant has provided supporting evidence stating that the layout, scale, age and fact that the building is listed all combine to demonstrate that the building is not fit for modern office requirements. The money and work required would not make the offices viable and may in fact impact upon the historic integrity of the listed building.

The applicant contends that the re-instatement of the residential use of the building would be more desirable and a more appropriate use for the listed building. This view is supported by both the policy team and the Council's Conservation Officer. The Conservation Officer recognising that the building lends itself to the proposed division; with the associated works offering an enhancement to both the listed building and the Conservation Area in which it sits.

Having regard to the individual merits of the proposal and the benefits to the listed building and the Conservation Area, it is considered that in this instance the loss of the current employment space, which will be relocated, is acceptable and would outweigh the in principle conflict with policies CS2 (Employment) and DM3 (Protection of Existing Employment and Tourism Sites) of the Local Plan (Core Strategy).

(ii) Impact upon the street scene

The proposed change of use is largely confined to the internal part of the building. However, the proposed external changes, which include the removal of the metal fire escape, roller shutters and some of the window detailing, as well as the change from parking to garden area offer a positive enhancement to both the setting and historical integrity of the listed building and the character and appearance of the Conservation Area.

The minor external works and ground works will therefore offer a visual improvement to the character and appearance of the area and result in the site being more in keeping with the established residential area.

(iii) Impact upon residential amenity

The proposed change of use does not introduce any new windows or openings. It is therefore considered that the alteration from offices to residential would be no more harmful in respect of residential amenity. The use would in fact be more in keeping with the residential area and would more likely result in a less intensification of outlook from the site, particularly during the day.

(iv) Impact on trees

There are several mature trees to the rear of the site that are protected by the fact they are included within the Conservation Area. It was noted on site that collectively the trees may reduce the outlook and level of light to the rear of the proposed two bedroom dwelling.

Following the raising of this concern with the applicant a tree survey and report was submitted.

This report was reviewed by the Council's own arboricultural officer. It has been agreed

that the proposed pruning works and general husbandry would improve the relationship the

trees have with the proposed dwellings, particularly in relation to loss of light and overbearing

effect. In addition the proposed works would improve the appearance and general well being

of the trees.

Having regard to the above information and the fact that the trees can be managed and

retained on-site without causing harm to the future residential amenities of the occupants no

objection is raised to the proposal on arboricultural grounds. The development would therefore

accord with the relevant criteria of policies DM8 and CS16 of the Core Strategy.

(v) Impact on parking and highway safety

The proposal would result in a reduction in hardstanding to the side and rear of the site and

vehicular movements to and from the site.

The development makes adequate on-site provision for the new dwellings to the front of the

site, with the existing vehicular accesses and driveway to the front retained and used communally for the dwellings. It is therefore considered that the development would

not result

in matters prejudicial to highway safety and would provide on-site parking in accordance

with the Council's adopted standards as well as retaining the important site characteristics and

setting of the site.

(vi) Impact on Listed Building and Conservation Area

It is acknowledged that the use of the site for offices is no longer fit for purpose. It is therefore a possibility that the building could be abandoned if another office user could not be identified. This has significant implications for the longer term management and maintenance of the site and listed building.

The proposed use would see the retention and longer term up keep of both the

building and the site. In addition the proposed use is in keeping with the original purpose and function of the building.

The Conservation Officer has stated that *"Minimal internal alterations are required. The changes that are needed are positive and work with the spirit of the original design. Externally, the changes involve the reworking of the current modern conservatory at the rear, some refinement to a number of the windows (where the current design is out of keeping) and upgrading of the roof glazing in the service wing."* In addition much of the hardstanding would be given over to private garden space and re-landscaping. This would be more in keeping with the original design and purpose of the building.

The proposed change of use would therefore result in the enhancement of the appearance and setting of the Grade II Listed Building and enhance the character and appearance of the Conservation Area in which it sits. It would also ensure the long term retention and management of the site and building in an appropriate manner. The development would therefore accord with the principles and objectives of Policies CS11 of the Core Strategy and DM20 of the Allocations Plan on historic assets and Chapter 12 of the NPPF.

(vii) CIL Contributions

The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20th February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 per square metre on new floor space (measured as gross internal area).

It is considered that there is a CIL liability for this site. A credit can be given for the existing floor space of the building within the site and therefore only the additional floor space is CIL liable. The agent has completed the CIL planning form and confirmed that there is no net additional gross internal floor space as such this development does not generate a CIL payment.

(viii) Impact on Protected Habitats

The application site is within the identified mitigation zone for habitats which form part of the Chichester and Langstone Harbours Special Protection Area (SPA) which is a Wetland of International Importance under the Ramsar Convention (Ramsar Site).

The proposal would result in new residential development within the identified 5.6km Special Protection zone. Thus Natural England's standing advice in regard to new residential development within the zone of influence is that residential development is likely to have an in combination effect on the SPA. It is further stated that if the LPA is minded to permit new residential development then it is obliged before granting permission to either: undertake an Appropriate Assessment and ascertain that there will not be an Adverse effect on the Integrity of the aforementioned designated site or put in place measures which remove the likelihood of significant effect. The measures of mitigation adopted by the LPA at the end of June 2014 required a payment of £172 per additional dwelling to the Solent Disturbance Mitigation Project. This payment has formed part of the agreed S106 associated with this application and it is therefore

considered that the mitigation requirements have been met in this regard.

(ix) Effect on neighbouring properties

It is considered that given the separation distances and existing landscaping shown to be retained that the proposed development meets the requirements of policy CS16 and the Borough Design Guide. As such there would be no significant loss of amenity to the owners of the residential properties adjacent to the north, east and west of the site, nor the school premises to the south.

8 Conclusion

Having regard to the above information it is considered that the loss of offices in this instance would be acceptable. The proposed change of use offers longer term management of the listed building as well as an enhancement to its setting and the overall character and appearance of the Conservation Area.

The development would not harm neighbour amenity or prejudice highway safety and it has been proven that trees of significance can be retained on-site.

The proposed change of use is therefore put forward with a recommendation to approve.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00517 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development, hereby permitted, shall be built in accordance with the methodology prescribed in the Arboricultural Implications Assessment and Method Statement prepared by Barrie Draper and dated 15th September 2014.

Reason: To ensure that the development does not result in harm or loss of trees of significance within the Conservation Area and to accord with policy DM8 of the Havant Borough Core Strategy.
- 3 The internal metal roller shutters shall be permanently removed and any scarring made good prior to the occupation of the newly created residential units, unless otherwise agreed in writing by the local planning authority.
Reason: In the interests of preserving the historic integrity of the Grade II listed building and to accord with policy DM20 of the Havant Borough Local Plan (Allocations) July 2014, policy CS11 of the Havant Borough Core Strategy March 2011 and Chapter 12 of the NPPF.

- 4 All works of repair following the removal of the external metal fire escape shall faithfully match the original walling and features of the listed building, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of preserving the historic integrity and appearance of the Grade II listed building and to accord with policy DM20 of the Havant Borough Local Plan (Allocations) July 2014, policy CS11 of the Havant Borough Core Strategy March 2011 and Chapter 12 of the NPPF.

- 5 Prior to the commencement of development, hereby permitted, the following details shall be submitted to and agreed in writing with the local planning authority:
- a. Large scale 1:20 drawings of all new/modified windows and joinery details for the conservatory. Details to be shown in plan, section and elevation in relation to the opening into which it is to be set, together with the method of opening and finishes. A full size glazing bar section to be included (where appropriate).
 - b. Details of the location and form of any external vents, flues, ducts or meter boxes.
 - c. Samples and details (including finishes) of all external materials.
 - d. Details of any walls, fences or other means of enclosure.

The development shall thereafter be carried out strictly in accordance with the approved details.

Reason: In the interests of preserving the historic integrity, appearance and setting of the Grade II listed building and to accord with policy DM20 of the Havant Borough Local Plan (Allocations) July 2014, policy CS11 of the Havant Borough Core Strategy March 2011 and Chapter 12 of the NPPF.

- 6 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.1, CS11.2, CS11.4, CS12, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The use hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Drawing No. - 13.1946.100 date stamped 15 May 2014

Drawing No. - 13.1946.108 date stamped 09 June 2014

Drawing No. - 13.1946.104 date stamped 15 May 2014

Drawing No. - 13.1946.102 date stamped 15 May 2014

Drawing No. - 13.1946.107 date stamped 15 May 2014

Drawing No. - 13.1946.105 date stamped 15 May 2014

Drawing No. - 13.1946.106 date stamped 15 May 2014

Arboricultural Implications Assessment and Method Statement prepared by Barrie Draper and dated 15th September 2014.

Reason: - To ensure provision of a satisfactory development.