
Site Address:	Southleigh Park House, Eastleigh Road, Havant, PO9 2PE		
Proposal:	Listed Building Consent to repair and reinstate a cavity wall.		
Application No:	APP/14/00860	Expiry Date:	27/10/2014
Applicant:	Mr Cheadle Snell Ltd	Team:	Team 1
Agent:		Case Officer:	Stephen Cantwell
Ward:	St Faiths		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

A grade 2 listed building in a rural location with well vegetated surroundings. The short return wall in question is approx 2.5m wide and single storey. Service ducts are attached to the existing wall but this area is away from the main facade of the building or public view.

2 Planning History

Various but none relevant

3 Proposal

Listed building consent to brick up a short return section of wall, following a previous minor demolition of a modern addition.

4 Policy Considerations

National Policies
NPPF 2012

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Listed Building Grade: Grade 2
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer:

Recommended amendment to ensure that wall encloses service ducts. This has been agreed by applicant and plan will be submitted post-determination.

"The proposal affects an area of modern truncated corridor link which historically has been severed but never properly tidied up. This is something the current tenants, Snell, have inherited and required by their landlord to rectify. The specification for the work has been produced by the landlords surveyor.

There is no doubt the current proposals would improve the current unsightly situation which is plainly evident from the submitted photographs. It would be better still if the services, shown to be encapsulated by the oak clad protrusion were to be fully concealed within the new brick screen wall. While what is shown is acceptable in listed building terms, I can not help but feel it is a missed opportunity to do something better at what is likely to be minimal cost. I feel this is something worth pursuing but ultimately is a matter of negotiation. The site is well away from existing trees. A new service run is required for the roof drainage but in the area indicated it would fall well outside any root protection zone. The sole determinant in my view is therefore the end visual appearance. I have taken some photos which illustrate the broader context which may assist you."

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: 3

Number of site notices: One

Statutory advertisement: 19/09/2014

Number of representations received: None

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

- 7.1 The works are minor works and although the site is outside the built up area, they do not impact on the surrounding character.

(ii) Impact on listed building

- 7.2 The works amount to making-good of a short, return section of wall, following demolition of a link between the original and later buildings. It is largely inconspicuous. In accordance with the advice of the Conservation officer the applicant has agreed to amend the proposal by minor repositioning to ensure that the wall envelops a service duct, with a new access panel to be fitted, rather than by an external timber box, as originally proposed. A condition can be used to require an amended plan, as agreed by the applicant (email 27th October).

8 Conclusion

- 8.1 That consent be granted with conditions to obtain and build to amended plans and that materials be submitted and approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/14/00860, 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 works hereby permitted shall not commence until samples and details of all external facing (including brick bond) and roofing materials have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials, bond and finishes shall be used in carrying out the works.
Reason. In order to ensure an appropriate standard of appearance, to safeguard the appearance and character of the listed building in accordance with policies CS11 (4) and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National planning Policy 2012.

- 3 Prior to the commencement of the development hereby approved amended plans shall be submitted to and approved in writing by the Local Planning Authority to show the proposed wall moved approximately 600mm forward to enclose the service ducts and to create a flush-finished wall. This condition shall apply notwithstanding any information contained in the current application. The works hereby approved shall only be carried out in accordance with the amended plans thus approved.
Reason. In order to ensure an appropriate standard of appearance, to safeguard the appearance and character of the listed building in accordance with policies CS11 (4) and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National planning Policy 2012.

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

1:1250 Scale Site location Plan.
Amended Plans and Elevations when subsequently approved under condition 3 of this permission.

Reason: - To ensure provision of a satisfactory development.