

APP/13/00401 Discharge of Condition No/s 2 and 5 of Planning Permission
APP/12/01105. Split Decision 21/8/13.

APP/12/01105 Conversion of existing building to form 4No. dwellings with associated internal and external works with part demolition and landscaping and car parking with new access from Kingscroft Lane Permitted 28/3/13.

APP/12/01104 Listed building application for internal and external alterations and removal of existing outbuilding to form 4No. dwellings with associated car parking and landscaping with new access from Kingscroft Lane. Permitted 3/4/13.

3 Proposal

Listed Building Consent for installation of tubular skylight to plot 2 and installation of electric gates to car park.

4 Policy Considerations

National Policies

National Planning Policy Framework 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: 2

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer:

Skylight: From what I can discern the tubular skylight is to be sited on what is an inner roofslope which is visually screened from public view by remaining buildings on site. It is also shown to be sat flush in the roof. Based on this I do not consider it will have any material impact on the visual appearance of the building or its architectural/historic interest. No objection.

Gates: No objection to proposed gates. These should round off development. I am assuming bin stores have been agreed on site as part of landscaping work with the bin collection point remaining the same.

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: 2

Statutory advertisement: 01/11/2013

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) The impact on the character and appearance of the Listed Building

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7.2 The application has been assessed by the Conservation Architect who raises no objection to the proposals. The skylight is positioned to minimise its impact on the character and appearance of the Listed Building. The gates would be set back from the highway and are considered acceptable in terms of their impact on the setting of the Listed Building and the character and appearance of the area.

8 Conclusion

8.1 In conclusion, the proposals are considered to have an acceptable impact on the Listed Building and its setting.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/13/01040 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 22.10.13

Location and block plan drawing no. CFA/FULL/04

Lightway details

Lightway plans drawing number PP-0002-EN

Proposed New Gates and Tubular Skylight drawing number CFA/FULL/C1

Cable Layout Rev 1 06.05.12

Reason: - To ensure provision of a satisfactory development.