
Site Address:	Southleigh Park House, Eastleigh Road, Havant, PO9 2PE		
Proposal:	Listed Building Consent for repairs to existing dairy store.		
Application No:	APP/13/00395	Expiry Date:	06/08/2013
Applicant:	Mr R Cheadle Snell	Team:	Team 1
Agent:		Case Officer:	Rachael McMurray
Ward:	St Faiths		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

Southleigh Park House is a grade II listed building located at the northern end of East Leigh Road. The building is two storeys tall with a castellated parapet and a shallow hipped roof behind. There is a car park to the north west of the Southleigh Park House and a number of modern office buildings to the north. To the north east of Southleigh Park House there is a derelict lodge which has been the subject of metal theft and is not currently habitable. The conservation officer has advised that the lodge is on the 'at risk' register.

2 Planning History

There have been several applications for this site, however they are not of relevance to this application.

3 Proposal

Listed Building Consent for repairs to the existing dairy store to the west of the listed building to restore it back to its original status but with the inclusion of a new roof. The existing masonry would remain unaltered. The proposed tiles for the new roof are Keymer Traditional Antique tiles.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

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

Listed Building Grade: Southleigh Park House is Grade II
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer:

The works proposed will reinstate the roof of the dairy to how it was originally and will

allow for much needed repairs to the structure to improve its current condition and future stability. Such works are very welcome particularly in this case where the building is considered to be 'At Risk'. I would suggest a condition is attached to ensure the materials used for the repairs match the existing.

This would not apply to the roof which would use the roof tiles specified above.

Arboriculturalist:

No comments received - no impact on trees.

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: 1

Statutory advertisement: 21/06/2013

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) Effect on the listed building

- 7.2 The works proposed would reinstate the roof of the dairy to how it was originally and will allow for much needed repairs to the structure to improve its current condition and future stability. Such works are very welcome particularly in this case where the building is considered to be 'At Risk'. Overall therefore it is considered that the proposed works would not have an adverse impact on the listed status of the site.

8 Conclusion

The proposal is considered to be acceptable and is recommended for listed building consent.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/13/00395 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of the approval of the last of the reserved matters to be approved.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external materials to be used shall match in type, colour and texture those on the existing building, apart from the roof tiles which shall comprise Keymer Traditional Antique tiles, unless agreed otherwise in writing by the Local Planning Authority.

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

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

Existing and proposed elevations - DN: 0413/02

Proposed section plan - DN: 0413/04

Proposed roof plan - DN: 0413/01

Block / site plan - DN: 0413/03

Reason: - To ensure provision of a satisfactory development.