DELEGATED OFFICER REPORT

PROPOSAL	**Listed Building Consent for repairs to external facade of North elevation, including removal of existing render where required, partial rebuild, replacement of window and cill and application of new render finish with like for like materials. Internal repairs to office, lounge and first floor bedroom.**
LOCATION:	131 Havant Road, Hayling Island, PO11 0LE
REFERENCE NO:	APP/25/00751
APPLICANT:	Mr Jason Hendrey
APPLICATION TYPE:	Listed building consent (Alt/Ext)
CONSULTATION EXPIRY DATE:	28/10/2025
APPLICATION EXPIRY DATE:	18/11/2025
WARD:	Hayling West
SUMMARY RECOMMENDATION: Approve with Conditions	

1. Site Description

1.1 The application property is a Grade II listed cottage located on the southern side of Havant Road, close to a bend in the road.

1.2 The property is of brick construction faced in render with tiled roof. It was first listed in 1976. Its listing description is as follows:

SU 70 SW HAVANT HAVANT ROAD Hayling Island 26.5.76 7/20 No 131 (West Stoke House) and boundary wall

II House. Early C19. Roughcast walls, tiled roof. Symmetrical front (west) of 2 storeys, 2 windows. Brick dentil eaves. Sashes in exposed frames. Doorcase with cornice on brackets, and architrave. The rear elevation (to the double pile) is similar, with a north side wing. Red brick boundary wall in Flemish Garden Wall bond, with doorway entrance.

1.3 The site is not located within a Conservation Area. Surrounding properties largely date from the mid C20, although there is a listed building located roughly 100m to the east of the site.

2. Planning History

Is there any planning history relevant to the current application?

No relevant history

3. Proposal

3.1 The proposal relates to the repair of the north elevation of the property following a vehicle crash into the building earlier in the year.

3.2 The proposal includes the following works:

- Repairs to the external façade of the damaged North elevation (including removal of existing render where required and partial rebuilding and new render).
- Replacement of damaged window with new wooden framed, slime line glazed window
- Internal repairs to office, lounge and first floor bedroom as a result of damage.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011
CS11 – Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16 – High Quality Design

Havant Borough Local Plan (Allocations) July 2014
DM20 – Historic Assets

Listed Building Grade: Grade II
Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Conservation Officer – No objection

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Start Date	End Date	Reasons
Press Advert	17/10/2025	07/11/2025	Affects a Listed Building and/or the setting of a Listed Building
Site Notice	10/10/2025	31/10/2025	Affects a Listed Building and/or the setting of a Listed Building

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 12

- No neighbour comments were received

Ward Members – No comments received

Material planning considerations are addressed in Section 7.

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) Impact upon Heritage Assets

(i) Principle of Development

7.2 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

7.3 Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) states that planning permission will be granted for development that: "Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest".

7.4 Policy CS16 (High Quality Design) (1a) of the Core Strategy states that "Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design: Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site".

7.5 Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant.

(ii) Impact upon Heritage Assets

7.6 The application property is a Grade II listed cottage. The property was hit by a motor vehicle, which has caused some damage to its road facing north elevation. Discussions were subsequently undertaken between the applicant and Conservation Officer. The proposal seeks various repairs including:

1. The removal of render from north facing wall to assess for damage
2. Prop up existing wall using needle Acrow system and the removal of the damaged casement window
3. Re-build approx. 5m of the north facing wall up to first floor joists reusing existing bricks where possible and/or replacing broken bricks with Imperial Red Rubber
4. Replace and refit the office windows and cill
5. Render the north facing wall and redecorate to match the existing
6. Repair internal damage to office, lounge and first floor bedroom
7. Redecorate office, lounge and first floor bedroom.

7.7 The impact of the proposals on the character and appearance of the Listed Building has been carefully assessed by the Councils Conservation Officer. The significance of the Listed Building has been set out in the List Entry in section 1 of this report.

7.8 The proposal relates to the repair of the north elevation following a vehicular crash into the building earlier this year. The repairs are being carried out on a like for like basis with regards to the bricks to rebuild the damaged wall and the new render (a sample of the existing render was sent to the Lime centre to analyse the composition of material and has therefore been matched on a like for like basis).

7.9 The existing ground floor window was wooden framed and single glazed but from an earlier site inspection, was deemed not be an original window. The proposal is to replace the window with a like for like, multi-pane, wooden frame, casement window with slim line glazing (4mmx4mmx4mm) and a true glazing bar detail. This design would accurately reflect the architectural character of a historic style window and given the existing window was not original, then slim line glazing could be supported in this instance, particularly given its narrow glazing profile.

7.10 Internal repairs are also proposed on a like for like basis.

7.11 Overall, the Conservation Officer is satisfied that the proposal would not result in harm to the listed building and would restore the north elevation back to its former condition is a sensitive manner. The proposal would not result in harm to the significance of the Listed Building. The application therefore meets the tests set out in S16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act"), as well as being compliant with the relevant policies in the NPPF and Local Plan.

8 Conclusions

8.1 It is considered that the proposed rebuilding of the external wall, re-rendering and insertion of a replacement window with associated internal re-decorating would preserve the special historic character of the Grade II listed building and would not result in harm to its significance, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies CS11 and CS16 of the Havant Borough Local Plan Core Strategy (March 2011) and Policy DM20 of the Havant Borough Local Plan Allocations (July 2014).

---

9. RECOMMENDATION:

That the Executive Head of Place be authorised to Approve with Conditions for application APP/25/00751

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 rendering works hereby consented shall be undertaken in accordance with the details contained within the Mortar Disaggregation Report by The Lime Centre (dated 8th September 2025) and Secil Natural Lime NHL5, unless otherwise agreed in writing by the Local Planning Authority. **Reason:** To safeguard the special historic and architectural character of the listed building in accordance with Local Plan Policies CS11 and DM20.

Informatives:

1	In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by: • Offering a pre-application advice service, and Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

	In this instance: • You sought and were provided with specialist advice from the Conservation Officer • Your application was acceptable as submitted and no further assistance was required.
2	This application has been determined with the following approved plans and details: Location Plan Block Plan 1874 Window Elevation and Section Sketch Up Elevation Plan Mortar Disaggregation Report by The Lime Centre Secil Natural Lime NHL5 Design and Access Statement Changes to these plans would require a new Listed Building Consent.