

DELEGATED OFFICER REPORT

PROPOSAL	Listed Building Consent for the Demolition of a potting shed while ensuring the attached Grade II listed garden wall is restored to its original aesthetic, accomplished by removing the existing paint from the wall and undertaking like for like mortar repairs. Sympathetic repairs to the lily pond within the glasshouse structure, which will be completed in the form of like for like mortar repairs.
LOCATION:	Staunton Farm, Middle Park Way, Havant, PO9 5HB
REFERENCE NO:	APP/25/00669
APPLICANT:	Miss Luci Clark
APPLICATION TYPE:	Listed building consent (Alt/Ext)
CONSULTATION EXPIRY DATE:	19/12/2025
APPLICATION EXPIRY DATE:	11/12/2025
WARD:	Leigh Park Hermitage
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 Staunton Country Park and Farm covers 400 hectares of land and is divided in two by Middle Park Way. It is a conservation area deemed to be of national importance and is registered Grade II* in the English Heritage Register of Historic Parks and Gardens. Within the park there are ten listed structures (of Grade II and II*).

The Grade II listing for the GARDEN WALL, GATEPIERS AND GROTTTO is as follows:

4/8 Garden Wall, Gatepiers, and Grotto II Garden wall, gatepiers and grotto. Early C19. A brick wall encloses a rectangular area of former kitchen garden, to the north-west of the former mansion. There are massive piers at the south corners and lesser piers to gateways; the southern boundary is a lower crinkle-crankle wall, with a central gateway. Red brickwork in Flemish Garden Wall bond (some sections with blue headers), brick capping to the walls, stone caps to the piers. The north-east corner has a brick-walled enclosure, which retains in its lower part the rustic hollow cement form of a grotto, now much reduced and without its former glazed cover.

- 1.2 The area South of Middle Park Way is the paid farm attraction which includes an ornamental farm (Ferme Ornee), walled garden, glasshouse, Gothic Library and Regency Farmhouse.
- 1.3 The proposals relate to the demolition of a potting shed in poor condition and repairs to an ornamental Lilly pond within the glass house. The farm is open to the public and is an attractive recreational facility within the Borough.

2. Planning History

Is there any planning history relevant to the current application?

Yes/~~No~~

APP/16/00222 Remove existing play equipment from farm play zone and replace with new like for like and fit for purpose equipment. Permitted 21/04/2016

APP/20/00374 Alterations and refurbishment works Grant LBC by HCC 29/06/2020

3. Proposal

Listed Building Consent for the Demolition of a potting shed while ensuring the attached Grade II listed garden wall is restored to its original aesthetic, accomplished by removing the existing paint from the wall and undertaking like for like mortar repairs. Sympathetic repairs to the lily pond within the glasshouse structure, which will be completed in the form of like for like mortar repairs.

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 Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025 N/A
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty N/A

Havant Borough Local Plan (Core Strategy) March 2011

CS5 Tourism
CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough
CS16 High Quality Design
CS17 Concentration and Distribution of Development within the Urban Areas
DM1 Recreation and Open Space

Havant Borough Local Plan (Allocations) July 2014

AL8 Local Green Spaces
DM20 Historic Assets

Emsworth Neighbourhood Plan Post Examination Version 2020 N/A

Listed Building Grade: Grade II*
Conservation Area: Sir George Staunton

5. Statutory and Non Statutory Consultations

Conservation Officer

Site / Location

The application site is located at Staunton Farm, which forms part of the wider Staunton Country Park. Staunton Farm is also located within the Sir George Staunton Conservation Area and forms part of a Grade II* registered park and garden. There are several listed structures within Staunton Farm, one of which is the Grade II listed wall which surrounds the ornamental gardens.

Located behind, and attached to part of the garden wall, is a potting shed which is used for storage and is in a bad state of disrepair, including the corrugated roof. The lily pond is located within the glasshouse structure itself.

Legislation

When assessing the proposal, the following legislation and policy context is taken in consideration.

Planning (Listed Building and Conservation Areas) Act 1990

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.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects **a Conservation Area**, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

National Planning Policy Framework (revised December 2024)

Chapter 16 of the NPPF relates to **the Historic Environment** including paragraphs 202-221. The following are most relevant:

Para 212 states that:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Para 214 states that:

*'Where a development will result in **substantial harm to, or total loss of**, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development*

Para 215 states that:

*'Where a development proposal will lead to **less than substantial harm** to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.*

The building subject to this application is not listed, but is deemed to be a non-designated heritage asset (as set out in the introduction) and therefore the following paragraph is also relevant:

Para 216:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

Havant Borough Local Plan (Core Strategy 2011 and Allocations Plan 2014)

Policy CS11 – Protecting and Enhancing the Special Environment and Heritage of the Havant Borough

Policy CS11 (4) states that planning permission will be granted for development which:

'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'.

Policy CS16 – High Quality Design

Policy CP16 (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:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.*
- b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*
- d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and*
- e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.*

Policy DM20 (Allocations Plan) - Historic Assets

Policy DM20 states that;

'Planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.

2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Assessment

The proposal is to remove the potting shed, which has now become a health and safety risk to staff. The potting shed is not listed but is attached to the listed wall. The removal of the wall is set out in the design, access and heritage statement as follows:

- Careful removal and safe disposal of the existing corrugated asbestos roof, along with the doors, electrical services, and any brickwork not a part of the Grade II Listed wall.
- Stripping of the paint to the remaining Grade II Listed Wall and completing sympathetic repointing and repairs in like for like materials. All services obstructing the remaining wall will be relocated.
- The 2no remaining doors will be replaced with weather-proof, timber alternatives in like for-like colours.

The potting shed is not of particular architectural merit and therefore its loss would not be harmful to the overall heritage significance of this part of the conservation area and listed park and garden. The removal of the shed would better reveal the appearance of the listed wall, which is an overall heritage benefit to this particular heritage asset within the farm.

Part of the application includes the removal of paint from the rear side of the listed wall, followed by repointing where required, in like for like materials. The applicant has confirmed in an email dated 17/12/25, that the paint will be removed using a technique which is designed to be as gentle as possible, so as not to damage the historic bricks on the wall. The final technique is yet to be determined however, it will be from a choice of three including the TORC technique, the DOFF technique, or the Dry Ice technique. If one of these methods are used, then it is likely that any damage to the historic fabric of the wall will be limited.

With regards to the proposed repairs to the lilypond structure, this is brick built in modern brickwork. It is showing signs of cracking and therefore requires repair to the pointing in like for like materials. Ultimately, this does not require listed building consent, but the repairs are sensitive and therefore supported in principle.

Conclusion

Overall, it is considered that the proposals would not result in harm to the designated heritage assets, those being the listed wall, the registered park and garden and the Sir George Staunton Conservation Area.

The application is therefore considered to meet the tests set out in S16, S66 and S72 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 adopted Local Plan.

NO OBJECTION subject to the following condition:

1. No paint removal works shall be undertaken to the listed wall unless carried out using either the TORC system, the DOFF system, or the Dry Ice Technique. No other methods, including mechanical or chemical techniques, shall be used unless otherwise first approved in writing by the Local Planning Authority following the submission of full details.

Reason: To ensure that paint removal is undertaken using methods appropriate to the significance of the listed building and to prevent harm to its historic fabric, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

English Heritage

No comments received

Portsmouth Water

No comments received

Environment Agency

No comments received

Southern Gas - HP Pipeline

With regards to the following application, SGN has no objection, the works are far enough away to not affect our assets.

Ecologist

Final Comments (Following receipt of Bat report):

OK, have now had a chance to read the bat report. Basically no issues and your suggested condition wording is spot on.

Original Comments:

Thank you for consulting me on this application, which is not accompanied by any ecological information. The submitted Planning Support Statement (HCC, November 2025) states 'a comprehensive ecological consultation was commissioned at the start of the previous application to ensure that the ecology within the park will be protected and enhanced where possible'. It is unclear whether the two specific buildings included within this application have been subject to ecological assessment. Whilst the buildings are unlikely to be of ecological importance, they may offer opportunities for legally protected species including bats. I would welcome further clarification.

NPPF, Circular 06/2005 and Natural England Standing Advice, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is

available to the Local Planning Authority prior to determination, particularly in the case of protected sites, habitats and species, which are a material planning consideration. This will enable the Local Planning Authority to determine the application on the basis of full knowledge about the potential ecological impacts of the proposal and to ensure that any impacts can and will be mitigated.

Gardens Trust

No comments received

Environmental Health

No comments received

Natural England

No comments received

County Property Team

No comments received

Communities Team – General

No comments received

National Amenities Societies

No comments received

Historic England

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

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	Publicity Details	Start Date	End Date	Reasons
Paper Notice	Newspaper	28/11/2025	19/12/2025	Is in conservation area; Affects a Listed Building and/or the setting of a Listed Building
Site Notice	Site Notice 19.11.25	19/11/25	10/12/2025	Is in conservation

				area; 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: 2

No comments received.

Material planning considerations are addressed in Section 7.

7 Planning Considerations

7.1 The main issues in the determination of this application are considered to be:

- (i) The Principle of Development
- (ii) Impact upon Heritage Assets
- (iii) Ecological matters

(i) The 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. In addition, Section 72 requires that in carrying out its planning functions for development in or near Conservation Areas the following is required: *special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*

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 site is located in the Sir George Staunton Conservation Area and forms part of a Grade II* registered park and garden. There are several listed structures within Staunton Farm, one of which is the Grade II listed wall which surrounds the ornamental gardens.
- 7.7 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.
- 7.8 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.9 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.
- 7.10 The Council's Heritage Officer raises no objections to the proposals to demolish the potting shed or the works to the Lily Pond. A condition is recommended in respect of the removal of paintwork to the garden wall following the demolition element. The condition is recommended below. The works are considered to meet the requirements of the policies set out above in that they preserve the Listed Wall and the Character of the Conservation Area.

(iii) Ecological matters

- 7.11 The application is supported by a Bat Survey Report which concludes that a visual bat survey was carried out on the Potting Shed. Winter monitoring was then carried out and no bats were recorded within the structure. Dusk emergence survey work carried out in the active bat season in 2025 found no bats to emerge from or re-enter the structure and low levels of bat activity in the vicinity of the structure overall.
- 7.12 The report concludes that Bats and bat roosts are considered to be likely absent from the Potting Shed and therefore the demolition of the Potting Shed will not impact bats.
- 7.13 The Potting Shed is suitable for supporting nesting birds such as Barn Swallows and common nesting birds and recommendations are made in relation to the timing or supervision of the works. The works will not impact any habitats therefore there are no requirements for Biodiversity Net Gain.
- 7.14 The Council's Ecologist has confirmed that following the receipt of the further ecological information (bat report), there are no objections. A condition is recommended in relation to the works being carried out in accordance with the ecological report.

8 Conclusions

- 8.1 In conclusion the proposed works are considered to preserve the character and appearance of the Listed structure and the Conservation Area and can therefore be supported.

9. RECOMMENDATION:

That the Development Manager be authorised to Approve with Conditions for application APP/25/00669

Conditions:

1	<p>The works must be begun not later than the expiration of three years beginning with the date of this consent.</p> <p>Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.</p> <p>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.</p>
3	<p>No paint removal works shall be undertaken to the listed wall unless carried out using either the TORC system, the DOFF system, or the Dry Ice Technique. No other methods, including mechanical or chemical techniques, shall be used unless otherwise first approved in writing by the Local Planning Authority following the submission of full details.</p> <p>Reason: To ensure that paint removal is undertaken using methods appropriate to the significance of the listed building and to prevent harm to its historic fabric, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.</p>
4	<p>The development including demolition shall be carried out in accordance with the Recommendations of the Bat Survey Report – Preliminary Roost Assessment, Hibernation Monitoring and Emergence Surveys June 2025 (Final) unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To protect biodiversity in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and having regard to policy CS 11 of the Havant Borough (Core Strategy) 2011 and the National Planning Policy Framework.</p>

Informatives:

5	<p>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:</p> <p>Offering a pre-application advice service, and</p> <p>Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,</p> <p>In this instance:</p> <p>Your application was acceptable as submitted and no further assistance was required.</p>
6	<p>This application has been determined with the following approved plans.</p> <p>Location Plan dated 21 August 2025</p> <p>Location Plan Drawing No. P4474-HCC-01 Version A</p> <p>Site Plan Drawing No. P4474-HCC-02 Version A</p> <p>South Elevation Existing, Demolition and Proposed Drawing No. P14474-HCC-03 Version A</p> <p>Proposed Works Drawing No. P14474-HCC-003 Version A</p> <p>Staunton Farm – Planning Support Statement and Heritage Statement P14474 14 November 2025</p> <p>Bat Survey Report – Preliminary Roost Assessment, Hibernation Monitoring and Emergence Surveys June 2025 Final</p> <p>Changes to these plans would require a new Listed Building Consent.</p>