

DELEGATED OFFICER REPORT

Site Address:	Barn East of Osier Dell, Manor Road, Hayling Island, PO11 0QW		
Proposal:	Retrospective application for Listed Building Consent to remove a section of internal wall to form a new access including internal door and access ramp.		
Application Type:	Listed Building Consent		
Application No:	APP/26/00017	Expiry Date:	06 March 2026
Applicant:	Mr Walter		
Agent:	Dr Ian Wightman	Case Officer:	Denise Sheath
Ward:	Hayling West		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

Barn East of Osier Dell, Manor Road, Hayling Island, PO11 0QW

The application site is located at Manor Farm, located off Manor Road on Hayling Island. The site comprises a Grade II listed barn (listed as 'Barn 30 years west of South Hayling Manor'). Abutting the barn on the southeast corner is another Grade II listed building – 'Stable block at Manor Farm'. To the southeast of the site is a residential property – South Hayling Manor which is also Grade II.

The barn sits on the western side of a former farm courtyard which is entered from the north. The remaining buildings are predominantly single storey and of brick construction with the central courtyard laid to concrete. The barn is used as an events venue and comprises a timber framed structure on a masonry base, with timber clad weatherboarding and a metal roof. It is a former threshing barn consisting of eight bays and oriented north-south.

2 Planning History

92/57813/000 - Change of use from three agricultural stables to three commercial livery stables. – Permit 04 February 1993

96/57813/002 – Internal and external repair to enable change of use from redundant farm stables to commercial stables – Withdrawn

3 Proposal

Retrospective application for Listed Building Consent to remove a section of internal wall to form a new access including internal door and access ramp.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990

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)
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: II
Conservation Area – n/a

5 Statutory and Non Statutory Consultations

Conservation Officer:

Site / Location

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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 states that in considering whether to grant planning permission for development which **affects a listed building or its setting**, the local planning authority or, as the case may be, the Secretary of State, shall 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 paragraphs are most relevant to the determination of this application:

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'.*

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 application is accompanied by a Heritage Statement by Ian Wightman Heritage Building Consultants, which identifies the significance of the building and its setting and assess the impact of the works.

The works subject to this application, have already been carried out. These include the insertion of a new, freestanding wooden access ramp on the east along, in conjunction with new set of wooden double access doors, with a timber surround.

The works to install the doorway have resulted in a small loss of historic building fabric comprising part of the brick base wall and a partial loss of one supporting wooden post and some weatherboarding to make way for the new doors. Externally, the ramp and doors are not visible as they are contained within a lean-to extension to the barn on the east elevation, which lessens the visual harm. Internally the doors are visible however, they are wooden and rustic in character which is more suited to the character of the interior fabric.

Overall, the proposal does result in a low level of less than substantial harm, due to the small loss of historic building fabric. As per advice set out in the NPPF, any public benefits must be weighed up against the harm. In the case, the justification provided for this alteration is concerned with the use of the barn to be able to operate more efficiently as events and community venue. In the round this could be considered a public benefit, and it is deemed that this outweighs the low level of harm arising to the heritage asset. As such, there is no objection raised to the application on heritage grounds.

NO OBJECTION

Overall, the proposals would not result in harm to the listed building. It is considered that the application would meet the tests set out in S16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act"), along with the relevant policies in the NPPF and Local Plan.

Conclusion

NO OBJECTION

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 Notice – posted 23 January 2026

Statutory advertisement: 20 January 2026

Number of representations received:

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 In this case the proposal includes works to a Listed Building. The proposal must therefore be assessed against the relevant parts of the Planning (Listed Buildings and Conservation Areas) Act 1990 and this assessment is made below.

(ii) Impact upon Heritage Assets

7.3 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.

7.4 Barn East of Osier Dell, Manor Road, Hayling Island, PO11 0QW is a Grade II Listed Building. It's significance is set out in the heritage statement and is architectural and historical. The listing description is as follows;

Barn. C18. 8-bay boarded timber frame, with aisles all round. Tall truss with curved bracings. Corrugated iron roof, hipped at the south end and ½ hipped at the north.

Listing NGR: SU6930305647

7.5 In terms of the impact of the proposals on the heritage asset, the Conservation Officer has provided comprehensive comments which, for brevity, will not be repeated but are set out within the consultation response above.

7.6 The Conservation Officer comments that overall, it is considered that these works will not harm the historical or architectural significance of the designated heritage asset. As such, the conservation officer raises no objection to the proposal

7.7 The proposal is therefore considered to be acceptable and would not result in harm to the significance of the Listed Building, meeting the requirements of Policies CS11, CS16 of the Havant Borough Local Plan (Core strategy), Policy DM20 of the Havant Borough Local Plan (Allocations) and Section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8 Conclusion

8.1 It is considered that the proposal preserves the character of this Grade II Listed Building in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies CS11, CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM20 of the Havant Borough Local Plan (Allocations).

9 RECOMMENDATION:

That the Interim Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/26/00017.

Informatives:

Informative 1:

In accordance with paragraphs 39-51 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:

1. Offering a pre-application advice service, and
2. Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

Your application was acceptable as submitted, and no further assistance was required.

Informative 2:

This application has been determined with the following approved plans:

Application Form – Submitted 9th January 2026
Design, Access and Heritage Statement – Submitted 9th January 2026
Location Plan – Drawing No. 02 – Submitted 9th January 2026
East and South elevations - existing and proposed – Drawing No. 03 – Submitted 9th January 2026
North and West elevations - existing and proposed – Drawing No. 04 – Submitted 9th January 2026
Previous Existing Floor Plan - Drawing No. 05 – Submitted 9th January 2026
Previous Existing Sections – Drawing No. 07 – Submitted 9th January 2026
Proposed Floor Plan – Drawing No. 06 – Submitted 9th January 2026
Proposed Sections - Drawing No. 08 – Submitted 9th January 2026
Changes to these plans would require a new Listed Building Consent.