

Havant Borough Council
Heritage Consultation Response

Date –11/6/2026

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/26/00929

Site Address – The Elms, Lower Road, Old Bedhampton

Proposal: Listed Building Consent to remove 3.5m long x 1.4m high damaged flint wall and rebuild to match existing.

Site / Location

The application site comprises The Elms, which is a Grade II* listed building located on Lower Road, in the Old Bedhampton Conservation Area. The building began life as a simple farmhouse but was “improved” in the C18 reflected in the current distinctive ‘Strawberry Hill’ Gothic’ style. In 1828 the property was acquired by Sir Theophilus Lee. His cousin Arthur Wellesley was the first Duke of Wellington. The present banqueting Hall was commissioned by Sir Theophilus Lee and was called the Waterloo Room in honour of his cousin’s successful military victory.

Being Grade II*, means that the building is of national interest and is ‘particularly important and of more than special interest’, in terms of its historic and architectural significance.

Legislation

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

Planning (Listed Building and Conservation Areas) Act 1990

In considering this application, special regard must be given to the desirability of preserving the setting of the adjacent Grade II listed church under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

National Planning Policy Framework (revised December 2024)

Relevant policy considerations also include Section 16 of the National Planning Policy Framework (2024), particularly paragraphs 212, 213, 215 and 216, alongside Policies CS11.4 and CS16 of the Havant Borough Core Strategy and Policy DM20 of the Havant Borough Allocations Plan.

Assessment

The proposal relates to the rebuilding of a wall in the rear garden, which has suffered structural damage due to the presence and growth of a tree, immediately adjacent to the wall, but within the neighbouring plot.

The existing wall (1.4m in height) is mainly constructed from flint brick work but has a red brick pillar at the point which it attaches to the main building on its northwest corner, and which has the brickwork ‘toothed’ into the flintwork. The proposal is to replace the wall in like for like materials including flint cobbles in the same size, variety and colour as the existing including flint cobbles from

Kingley Vale, including Saint-Astier NHL 3.5 mortar. The applicant has confirmed (email dated 10/6/2026) that the intention is to retain as many of the 'toothed' fingers of brick on the brick pillar section, so that the new flintwork can be toothed into this. If any additional bricks are required, these will be matched like for like to the existing bricks in terms of style, colour and size.

Given that the wall is to be built like for like, using very similar, traditional materials (as specified within the application submission), it is considered that the proposed development would not result in harm to the significance of the Grade II* listed building.

The proposal therefore meets the statutory duty set out in S16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act"), which 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. The proposal also complies with both national and local planning policy relating to heritage.

Conclusion

NO OBJECTION subject to a condition which requires materials to be used as specified in the application to be used and if any replacement bricks are required, these need to match the existing bricks in style, colour, size and mortar type / colour.