Havant Borough Council

Heritage Consultation Response

Date – 13/7/2026

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/26/00358

Site Address – Manor Barn, Lower Barn, Old Bedhampton

Proposal

Roof Alterations to include the addition of a rear dormer

Heritage Assets Affected

The application site is located within the Old Bedhampton Conservation, which is a designated heritage asset. The conservation area is subdivided into character areas, and the application site falls within Character Area 5 – Old Manor Farm, the significance of which is derived from agricultural style buildings of a simple vernacular style, utilising traditional or traditional style materials.

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, 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)

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

Significance

The application site comprises a residential property, constructed in the style of a converted barn, located within the Old Bedhampton Conservation Area, the significance of which is outline above. The property is set back from Lower Road and therefore has limited visibility, but the front elevation can be glimpsed through the access driveway on Lower Road.

Impact of the proposal

The proposal includes alterations to the roof including the insertion of roof light windows and the inclusion of a flat roof dormer on the rear facing roof elevation. The scheme has been amended since

the pre-application stage whereby the dormer was proposed for the front elevation and following concerns raised, have repositioned this on the rear facing roof slope.

Level of Harm

Given that this would not be visible from any public vantage points and have very limited visibility from rear gardens at the rear, this would not result in harm to the significance of the conservation area. A condition should be included to request final details of materials including the style of roof light windows (conservation roof light windows should ideally be used).

Conclusion

The proposal would meet the test set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is consistent with the aims of the NPPF in conserving heritage assets, and with Policies CS11, CS16 and DM20 of the Havant Borough Local Plan.

NO OBJECTION subject to the inclusion of a condition requiring all new external materials, including roof lights, to be submitted and agreed in writing by the LPA, prior to use.