

DELEGATED OFFICER REPORT

Site Address:	Purbrook Park School, Park Avenue, Waterlooville, PO7 5DS		
Proposal:	Listed Building Consent for Replacement of windows and external doors, plus removal of 1 no. storeroom window, and the reconfiguration of 1 no. window. (Blocks 001A, 001K, 001D, 001E and 001G).		
Application Type:	Listed Building Consent		
Application No:	APP/26/00586	Expiry Date:	14 October 2026
Applicant:	Property Services		
Agent:	Mrs Williamson	Case Officer:	Denise Sheath
Ward:	Purbrook		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The application site is a Secondary School with a collection of school buildings set around an attractive Listed Building. Most of buildings are two storey classrooms and a sports hall. There is also a former caretakers house to the front of the site which is proposed to be demolished.

- 1.2 There is existing car parking to the front (Park Avenue) and rear (The Dale) sides of the site. To the south of the buildings are playing fields granted planning permission to be re-graded. There are important trees to the Park Avenue frontage, along the northern boundary and to part of the eastern side of the site.

2 Planning History

01/50478/025 - Remove 3 no portico columns and rebuild and render all 4 to match existing. – PERM - 26/03/2002

98/50478/022 - Retention and replacement of windows to all elevations of block C and kitchen and dining room. – PERM - 29/05/1998

97/50478/020 - Proposed alterations to north & south elevations of detached science block – PERM 04/08/1997

97/50478/021 - Renewal of existing windows, doors, and cladding to science block - PPNR - 26/06/1997

96/50478/019 - Consultation under circular 18/84 (crown land) for demolition of existing timber hut and internal and external alterations to existing Nissen Hut, RNO - 13/08/1996

94/50478/014 - Listed Building Consent for conversion of one ground floor room into a number of individual offices - PERM

94/50478/015 - Erection of new build extension to staffroom facilities and remodelling of existing staffroom. PERM

- 94/50478/016 - Erection of single storey staffroom extension adjacent to existing extension to Listed building and remodelling of existing staffroom. PERM
- 94/50478/017 - Erection of new build extension to resource area attached to library facilities. PERM
- 94/50478/018 - Erection of single storey library resource area extension adjacent to existing extension to listed building. PERM
- 07/50478/026 - Consultation by HCC for upgrading of existing and introduction of new fire doors to protect existing staircase enclosure. Introduction of new contemporary handrail to main staircase to bring up to current standards. - RNO 17/01/2008
- 09/50478/027 - Proposed food tech room extension. – PERM 07/01/2010
- APP/14/00464 - Grading and drainage of sports field, re-surfacing and re-fencing of sports court, re-siting of jumping pit with runup – PERM 03/10/2014
- APP/14/00584 - Erection of single storey external lean-to building for storage purposes. – PERM 26/09/2014
- APP/14/00687 - Construction of new two storey school building (Block A), two storey school building to courtyard (Block B), refurbishment to Block D, raised covered walkways, new pedestrian access to main entrance and new Block A, altered and additional car parking, landscaping and other works. Demolition of two storey Caretakers house (approved 16/10/2014). Request to Discharge Conditions 3 and 4 (09.03.2016). Request to Discharge Conditions 2 and 16 (26.8.16). – PERM 16/10/2014
- APP/14/00688 - Listed Building Consent for construction of new two storey school building (Block A), two storey school building to courtyard (Block B), refurbishment to Block D, raised covered walkways, new pedestrian access to main entrance and new Block A, altered and additional car parking, landscaping and other works. Demolition of two storey Caretakers house. - WD 19/09/2014
- APP/14/01131 - Discharge of Condition No's 2, 4, 5, 6, 7, 8, 9, 11 and 12 of Planning Permission APP/14/00464. PERM 06/01/2015
- APP/14/01240 - Discharge of Condition No/s 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 16 of Planning Permission APP/14/00687. SPL - 10/03/2016
- APP/15/00323 - Discharge of Condition No.18 of Planning Permission APP/14/00687. PERM 14/05/2015
- APP/15/00729 - Discharge of Condition No. 18 of Planning Permission APP/14/00687 relating to siting of substation. PERM - 24/07/2015
- APP/17/00677 - Listed Building Consent for construction of new two storey school building (Block A), two storey school building to courtyard (Block B), refurbishment to Block D, raised covered walkways, new pedestrian access to main entrance and new Block A, altered and additional car parking, landscaping and other works - with copper screen removed. Demolition of two storey Caretakers house. - **Withdrawn**

APP/17/00681 - Application for non-material change to Planning Permission
APP/14/00687 relating to the omission of the copper screen – Permit 27/07/2017

3 Proposal

Listed Building Consent for Replacement of windows and external doors, plus removal of 1 no. storeroom window, and the reconfiguration of 1 no. window. (Blocks 001A, 001K, 001D, 001E and 001G)

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990
Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990
Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework August 2026

DM3: Determining development proposals
DM6: Use of planning conditions and obligations
S3 - Presumption in favour of sustainable development
S4 - Principle of development within settlements
HE5 – Assessing effects on heritage assets
HE6 – Proposals affecting designated heritage assets

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

Councillor Tansom – No Comments Received
Councillor Harrison – No Comments Received
Councillor Diamond – No Comments Received

Conservation Officer

Proposal

Listed Building Consent for Replacement of windows and external doors, plus removal of 1 no. storeroom window, and the reconfiguration of 1 no. window. (Blocks 001A, 001K, 001D, 001E and 001G)

Heritage Assets Affects

The application site comprises the grounds of Purbrook Park School, which includes the Grade II listed former mansion dating principally from the early 19th century with later educational extensions. The listed building derives its significance from its architectural interest as a substantial stuccoed country house associated with Sir Robert Taylor and its historic evolution as an important local estate subsequently adapted for educational use. The setting of the listed building includes the surrounding school grounds and later educational buildings. The proposal principally affects later school blocks (001A, 001K, 001D, 001E and 001G) located within the wider curtilage of the listed building.

Legislation

Planning (Listed Building and Conservation Areas) Act 1990

Regard must be had for Section 16(2) 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.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be paid to the desirability of preserving the listed building and its setting.

National and Local Planning Policy

Chapter 20 of the National Planning Policy Framework (August 2026) seeks to conserve and enhance the historic environment. In considering applications affecting designated heritage assets, decision makers should identify and assess the significance of heritage assets that may be affected by a proposal, giving great weight to their conservation. Where a proposal would result in no harm to significance, there is a strong presumption in favour of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Regarding the adopted Local Plan, policies CS11.4 and CS16 of the Havant Borough Core Strategy and Policy DM20 of the Havant Borough Allocations Plan are all relevant to this application.

Assessment:

Significance

The principal heritage significance of the site lies within the Grade II listed former mansion house, which survives as the historic core of the school campus. The listed building retains architectural and historic significance through its form, elevations, architectural detailing and historic plan form. The wider school grounds and later educational buildings contribute to its setting by illustrating the site's continued educational use. However, the later school blocks proposed for alterations are of limited heritage significance in their own right and are clearly distinguishable from the historic listed building.

Impact of the proposal

The application proposes the replacement of existing windows and external doors to blocks 001A, 001K, 001D, 001E and 001G. These works comprise the replacement of existing timber and metal framed single-glazed windows and doors with powder-coated aluminium double-glazed systems. The proposals also include the removal of a window within the Site Team storeroom through brick infilling of the opening and the partial infilling of kitchen window WH/2 to satisfy current fire safety requirements. No works are proposed to the Grade II listed mansion building itself.

The affected buildings comprise later school accommodation dating from the 1970s to 1980s and are not identified as forming part of the listed building's special architectural or historic interest. The proposals therefore do not result in the loss of historic fabric associated with the designated heritage asset.

The proposed replacement windows and doors would largely replicate the existing opening sizes and general appearance of the existing installations. Whilst the use of aluminium rather than timber represents a material change, these alterations are confined to modern educational buildings and would not affect the historic fabric of the listed mansion. The proposed simplification of glazing bar arrangements to blocks 001A and 001K would maintain a clear distinction between the later school accommodation and the historic mansion, ensuring that the architectural significance of the listed building remains legible.

The removal of the storeroom window and reduction in size of kitchen window WH/2 are both located on later school buildings in visually limited areas of the site and would not adversely affect the significance, appreciation or setting of the Grade II listed building.

Overall, the proposals would preserve the significance of the Grade II listed building and its setting. The works would secure operational, energy-efficiency and maintenance benefits for the continued educational use of the site whilst causing no harm to the special architectural or historic interest of the designated heritage asset.

Conclusion

Having regard to the statutory duty under Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposed window and door replacement works, together with the minor associated alterations, would preserve the significance of the Grade II listed Purbrook Park School and its setting.

The proposed works relate solely to later school buildings of limited heritage significance and would not result in the loss of historic fabric associated with the listed building. The colour finish of the windows / doors would be to match the existing which comprise white and oxford blue.

The proposals would result in no harm to the significance of the designated heritage asset and would preserve both the special architectural and historic interest of the Grade II listed building and its setting. Accordingly, no objection is raised on heritage grounds.

No heritage-specific conditions are recommended as the submitted drawings provide sufficient detail regarding the proposed replacement windows and doors to enable a full assessment of the heritage impacts of the scheme, and no further information is required to make the development acceptable in heritage terms.

NO OBJECTION

Historic England – Consultation Not Required

Environment Agency – No Comments Received

Building Control – An application for Building Control Approval with Full Plans will be required for the proposed work. The person carrying out the work will need to ensure that compliance with Requirements B1, B2, B4, B5, C2, F1, K2, K4, K5, K6, L1 and M1 are achieved.

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: 104

Number of site notices: 1 Site Notice – Dated 25 August 2026

Statutory advertisement: 28 August 2026

Number of representations received: 0

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 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.

- 7.5 Part of Purbrook Park School is a Grade II Listed Building. The listing description is given below:

SU 60 NE HAVANT PARK AVENUE Purbrook

3/6 Purbrook Park School II

Mansion. Circa 1830, now with extensive attached and detached school buildings. Square 2-storeyed block, with symmetrical treatment of elevations, which are in stucco. The entrance front (west) has 1.3.1 windows (the south upper a blank): parapet with coping and moulded cornice, architraves, plinth, and a large recessed panel (containing 3 narrow lights) above the porch. Sashes in reveals. Large Ionic porch of 4 smooth columns, 2 inner pilasters, pediment, with a wide architrave surrounding the door, which has flanking windows. The south a wide elevation, of 1.3.1 windows, has similar features, with a 2-storeyed semi-circular centrepiece. The north elevation has sides of 1 window, the slightly recessed centre having a central arched window above a doorway, with 1 window (to both floors) on the east side. Within, the hallway with niches, and the staircase survive.

Listing NGR: SU6764807195

- 7.6 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.
- 7.7 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
- 7.8 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 Sections 16 & 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Furthermore, it would accord with the Policies in the National Planning Policy Framework August 2026

8 Conclusion

- 8.1 It is considered that the proposal preserves the character of this Grade II Listed Building in accordance with Sections 16 & 66 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), and the National Planning Policy Framework August 2026.

9 RECOMMENDATION:

That the Head of Planning and Growth be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/26/00586 subject to the following conditions

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.
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.

Informatives:

Informative 1

In accordance with Policy DM3 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 following receipt of additional information, and no further assistance was required.

Informative 2:

This application has been determined with the following approved plans:

- Application Form – Submitted 10 August 2026
- Design and Heritage Statement - windows and external doors – Submitted 10 August 2026
- Location Plan – Drawing No. P14803-1000 P1 – Submitted 19 August 2026
- Site boundary and school building outline – existing – Drawing No. P14803-1000 – Submitted 10 August 2026
- Existing and Proposed Work Locations – Drawing No. P14803-1001– Submitted 10 August 2026
- Blocks 001A and 001K Proposed Door design – Drawing No. P14803-2001 – Submitted 10 August 2026
- Block 001G Gym existing and proposed window and door design – Drawing no. P14803-2004 – Submitted 10 August 2026
- Blocks 001D and 001E Dining Hall proposed windows and doors – Drawing No. P14803-2002 – Submitted 10 August 2026
- Blocks 001D and 001E Existing and Proposed Plans – Drawing No. P14803-2003 – Submitted 10 August 2026
- Blocks 001A and 001K existing and proposed Window and Door designs – Drawing No. P14803-2000 – Submitted 10 August 2026

- Confirmation of Materials – Email – Submitted 05 October 2026

Changes to these plans would require a new Listed Building Consent.

Informative 3:

Building Control:

An application for Building Control Approval with Full Plans will be required for the proposed work. The person carrying out the work will need to ensure that compliance with Requirements B1, B2, B4, B5, C2, F1, K2, K4, K5, K6, L1 and M1 are achieved.