

agricultural outbuildings surrounding this loose courtyard plan are of red brick, with typically gabled corrugated iron roofs, and few external openings. The oldest outbuilding in the complex is a grade II listed 18th century eight bay barn, with original threshing doors still intact. The frontage of the yard has an additional 1970s lean-to that once served as further stables. This has recently been used as ancillary farm storage and for poultry, contained by chicken fence. Its simple brick and timber clad construction is subdivided into 3 stalls, and protected by a corrugated metal roof. Though it does not share the stable's historical value, its footprint is still significant. The same applies to the unstable, roofless East side of the property, which has deteriorated but still forms part of the history of the farm. This part once extended to meet the stables on the west side of the yard to create a fully enclosed corner.

- 1.3 Internally, the main stables block is partitioned into 3 bays, with its largest bay featuring subdividing blockwork walls and supporting wooden posts, inset in concrete footings. The walls have been distempered with lime and mortar, but this is slowly disintegrating to expose the original brickwork. The floor consists of unstable floor joists, which require substantial repair. The cambered timber window cases are also in a poor state, but features such as the chimney can be left intact, and merely cleaned up. The bay that the chimney features in has harnesses still hanging from its walls, suggesting that it was once a tack room, something that was usually only present on larger, more prestigious estates.

2 Planning History

APP/17/00654 - Planning application for renovation and conversion of stable building, replacement of 1970's lean-to, and re-construction of derelict east end to create 1No. 3 bedroom 2 storey dwelling - this parallel planning application is currently under consideration and can be found elsewhere on this agenda.

APP/16/01234 - Change of use from redundant farm building to B1 office use. Permission 16/2/17

APP/16/01129 - Change of use from agricultural building to a flexible use (within classes A1, A2, A3, B1, B8, C1 or D2) subject to prior approval covering flooding, highways and transport issues, noise impact and contamination risks on site. Withdrawn 30/11/16

APP/10/01015 - Application for Lawful Development Certificate for change of use from agricultural use to carpentry workshop. Certificate Granted 21/5/15

APP/10/01014 - Application for Lawful Development Certificate for change of use from agricultural use to commercial storage (of motor vehicles). - Granted certificate 21/5/15

Part of the wider site: APP/14/01164 - Solar installation comprising ground-mounted solar panels, associated switch room building and landscaping. Permission 24/12/14

3 Proposal

- 3.1 The proposal is for the renovation and conversion of the stable building, replacement of 1970's lean-to, and re-construction of derelict East end to create 1No. 3 bedroom 2 storey dwelling. To facilitate the practical conversion of the building it is proposed to install a timber glazed assembly to allow light into the full height living space. The proposals have been designed to retain as much of the former and existing character of the structure as possible, retaining important internal features, including part of the highly-significant stable, and reusing existing doors, windows and walls where possible. There are a number of internal alterations proposed which are considered under this listed building application.

- 3.2 The derelict east side of the property will be reconstructed like-for-like to accommodate a double height lounge with an overlooking gallery space. Its roof trusses will be exposed and match the existing structure. The more recent 1970's addition was poorly constructed and is proposed to be replaced by a new extension to accommodate 2 bedrooms, a large family bathroom. It also includes a utility room that provides an alternative entrance to the property. This new construction follows a similar scale and shape of the original lean-to.
- 3.3 The application proposes two on-site car parking spaces to be located within the existing grassed courtyard, to the south west of the building, which would then lead to the proposed garden area for the property.
- 3.4 The application was submitted with:
- Design, Access and Heritage Statement
 - Method Statement
 - Phases I and II Ecology Report
 - Plans and section of the proposed development

4 Policy Considerations

National Planning Policy Framework 2012

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

Havant Borough Council Borough Design Guide SPD December 2011

Listed Building Grade: Grade II

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

No Objection

The building subject of this application forms part of a group of listed agricultural buildings. There is a C18 eight bay barn which is used for low key storage. The stable block adjoining this on the southern side can be roughly divided into two. The western section, immediately adjacent to the barn, remains in active use for its original purpose. The eastern section (subject of this application) is redundant in poor condition and "at risk". The building at one time extended further to the east. The shell of the structure remains in part, but it is roofless.

Although in a poor state of repair the building's original form and functional arrangement is readily apparent. A conservative approach appears to have been taken to the proposed conversion of the former stables with much of the historic significance of the building maintained. The number of openings have been kept to a minimum and sited in such a way as to reduce the impact of the changes on the historic fabric.

A strong characteristic of agricultural buildings is the simple unpunctuated roof. The use of rooflights is best avoided, but where essential should be kept to a minimum. I do

not believe the number and position of rooflights in this instance will harm the character of the building.

To facilitate the practical conversion of the building it is proposed to install a timber glazed assembly to allow light into the full height living space. The current proposal appears in keeping with that of the building and would not be controversial. Detailed fenestration drawings of the replacement windows/doors have also been submitted with the application or form and are considered acceptable.

The extension which will form two bedrooms and a bathroom will replace the existing 1970s lean-to. The structure is of no historical merit and therefore its replacement would not be contested. Whilst the proposed extension is slightly wider and deeper it maintains a subordinate scale and appears to use materials which will add a contrast between the old and new, yet not clash with or compromise the historic structure.

The proposal therefore appears to have been sensitively undertaken using a design that will still appreciate the character of the stables.

Conditions:

- Scheme should be implemented in full compliance with the detailed method statement submitted with application
- Materials for extension to be submitted and approved before works commence.
- Any alteration or repairs to brickwork shall be carried out in matching bond and matching bricks using a lime based mortar with a flush joint.

Reason: To maintain the character of this historic building.

- All new works and works of making good to the retained fabric whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Reason To safeguard the architectural and historic character of the Grade II listed building.

- No vents or flues, plumbing or pipes, other than the rainwater downpipes, shall be fixed to the external faces of the building unless agreed in writing with the Planning Authority.

Reason To safeguard the architectural or historic character of the Grade II listed building

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: One

Statutory advertisement: 30/06/2017

Number of representations received: 0

7 Planning Considerations

- 7.1 Having regard to the relevant policies of the development plan and the NPPF it is considered that the main issues arising from this listed building application are:

- (i) Impact upon the character and setting of the listed building
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7.2 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Planning Authorities to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. The site is an important grade II listed designated heritage asset, which is in a state of disrepair. The NPPF requires the consideration of any harm to a heritage asset to be weighed against the public benefits of the proposal. The Conservation Officer has viewed the building and recognises that substantial investment is required to secure a future for the building. In the absence of such investment, the building will continue to deteriorate. To survive in the long term, buildings require an economic use, sufficient to sustain the cost of restoration and ongoing maintenance. It is therefore considered that there would be public benefit in restoring the building and that the principle of the conversion of the building for residential use is acceptable, as it would conserve this designated heritage asset.

7.3 With regard to the physical works necessary to the listed building to enable its conversion, it is recognised that all proposals for conversion have implications for historic fabric and character. However, this building is far better adapted to such change than many more agricultural structures. With regard to the external changes a strong characteristic of agricultural buildings is the simple unpunctuated roof. The use of roof lights is best avoided, but where essential should be kept to a minimum. It is considered that the proposed number and position of roof lights in this instance, is appropriate in this context.

7.4 The proposed extension, which would form two bedrooms and a bathroom will replace the existing 1970's lean-to. The existing structure is of no historical merit, the proposed extension is slightly wider and deeper, however it is considered to maintain a subordinate scale to the main building. In addition the proposal would use high quality materials which will add a contrast between the old and new, but would not clash with or compromise the historic structure. It is therefore considered that the proposed external alteration would conserve the character and setting of the listed building.

7.5 To facilitate the practical conversion of the building it is proposed to install a timber glazed assembly to allow light into the full height living space. The current proposal is considered to be in keeping with that of the building and would conserve the internal fabric of this listed building. This has been demonstrated through the submission of detailed fenestration drawings of the replacement windows/doors which have also been submitted with the application. These details have been assessed by the Conservation Officer and are considered acceptable.

8 Conclusion

8.1 The proposed conversion of the stable to a residential use would be the optimal viable use to secure the preservation of this heritage asset. The retention of the building, the removal and replacement of the dilapidated eastern end of the building, and the replacement of the 1970's addition, in combination with the proposed sensitive design of the restoration works, would conserve and enhance the listed barn building.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/17/00658 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.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

LOCATION & BLOCK PLAN 5384 1000
PROPOSED ROOF PLAN 5384 1101
PROPOSED GROUND FLOOR PLAN 5384 1201
PROPOSED FIRST FLOOR PLAN 5384 1203
PROPOSED FIRST FLOOR PLAN WITH OVERHEADS 5384 1204
PROPOSED AND EXISTING SOUTH ELEVATION 5384 1300
PROPOSED AND EXISTING NORTH ELEVATION 5384 1301
PROPOSED AND EXISTING EAST ELEVATION 5384 1302
OPENING DETAIL (CASEMENT HAYLOFT) - 5384 1600
OPENING DETAIL (ENTRANCE TIMBER ASSEMBLY) 5384 1601
OPENING DETAIL (GLAZED DOOR HAYLOFT) 5384 1602
OPENING DETAIL (LOUNGE TIMBER ASSEMBLY) 5384 1603
Method Statement- Reference 5384 dated June 2017

Reason: - To ensure provision of a satisfactory development.

3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the extension have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4 All new works and works of making good to the retained fabric whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Reason: To ensure that the character and setting of the listed building is preserved in accordance with policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

5 No vents or flues, plumbing or pipes, other than the rainwater downpipes, shall be fixed to the external faces of the building unless agreed in writing with the Local Planning Authority.

Reason: To ensure that the character and setting of the listed building is preserved in accordance with policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

6 Any alteration or repairs to brickwork shall be carried out in matching bond and

matching bricks using a lime based mortar with a flush joint.

Reason: To ensure that the character and setting of the listed building is preserved in accordance with policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

Appendices

See parallel planning application APP/17/00654 elsewhere on this agenda.