

## ITEM 13

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<b>APPLICATION NO.</b>	18/02173/LBWS
<b>APPLICATION TYPE</b>	LISTED BUILDING WORKS - SOUTH
<b>REGISTERED</b>	15.08.2018
<b>APPLICANT</b>	Cllr Daniel Busk
<b>SITE</b>	Houghton Lodge, Houghton Road, North Houghton, SO20 6LQ, <b>HOUGHTON</b>
<b>PROPOSAL</b>	Reinstatement of arch, replace concrete paving and replace fire surround
<b>AMENDMENTS</b>	None
<b>CASE OFFICER</b>	Mr Nathan Glasgow

Background paper (Local Government Act 1972 Section 100D)

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### 1.0 INTRODUCTION

1.1 This application is presented to the Southern Area Planning Committee as there is a Member Interest in the application site.

### 2.0 SITE LOCATION AND DESCRIPTION

2.1 Houghton Lodge is a Grade II\* listed building and also falls within the Houghton and Bossington Conservation Area.

### 3.0 PROPOSAL

3.1 Reinstatement of internal archway, replacement of external concrete paving and replacement of fire surround.

### 4.0 HISTORY

4.1 **TVS.LB.00289** – Alterations, extension and demolition of lean-to bin store and larder – *Consent 25.03.1987.*

### 5.0 CONSULTATIONS

5.1 **Conservation** – No objection subject to conditions.

6.0 **REPRESENTATIONS** Expired 14.09.2018

6.1 **Houghton Parish Council** – Support.

### 7.0 POLICY

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

E9: Heritage

## 8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- The impact of the proposal on the historic interest, setting and fabric of the listed building, and
- The impact on the character and appearance of the Conservation Area

### 8.2 Reinstatement of archway

The proposed archway was previously blocked up in the mid-late 20<sup>th</sup>C, with evidence provided within the application of historical photos showing the previous layout of the area involved. The current arrangement is not considered to contain any historical importance and there would be no loss of historic fabric from removing the modern stud wall. Therefore, it is considered the reinstatement of the arch would represent an enhancement to appreciating the original plan form of the house.

### 8.3 Replacement fire surround

The existing fire surround is modern and is not considered to hold any historical importance. The styling and appearance of the fireplace is considered to have a detrimental affect to the listed building and its replacement is wholly supported. A condition has been recommended to provide details of the proposed fire surround to ensure the detailing and appearance maintain the architectural importance of the listed building.

8.4 The proposed internal works comprising the reinstatement of the archway and the replacement fire surround are considered to preserve the historic setting, character and fabric of the listed building and the proposal is therefore considered to be in accordance with Policy E9 of the TVBRLP.

### 8.5 Replacement stone paving

The paving which surrounds Houghton Lodge around the southern areas is currently made up of concrete paving. The paving has, over time, faded and accumulated dirt and gaps which have a detrimental impact to the appearance of the listed building. Replacing these and laying an area down in the north-east area of Houghton Lodge, with York stone is considered an improvement to the appearance of the listed building. A condition has been recommended to provide proposed details and finishes of the York stone to protect the architectural interest of the building.

8.6 With the location of Houghton Lodge being set back approximately 115m from the public highway, and the nature and location of the proposed works, there are no public views afforded to the proposed works. Therefore it is considered there would be a neutral effect on the character and appearance of the Conservation Area in accordance with Policy E9 of the TVBRLP

## 9.0 **CONCLUSION**

9.1 The proposal does not provide any harm to the listed building or the Conservation Area and is in accordance with Policy E9 of the Test Valley Borough Revised Local Plan (2016) and is therefore acceptable.

## 10.0 RECOMMENDATION

### **CONSENT subject to:**

1. **The works hereby consented to shall be begun within three years from the date of this permission.**  
**Reason: To comply with the provisions 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 works hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan numbers:**  
**Location Plan**  
**Site Plan**  
**Existing Floor Plan**  
**Proposed Floor Plan**  
**Archway Elevation**  
**Fireplace Elevation**  
**Reason: For the avoidance of doubt and in the interests of proper planning.**
3. **No works shall take place to the external paving area until samples and details of the York stone to be used in the construction of the replacement external paving have been submitted to and approved in writing by the Local Planning Authority. This shall include sizes, finishes and the means of laying the replacement stones. Works shall be undertaken in accordance with the approved details.**  
**Reason: To ensure the detailing and materials maintain the architectural interest of the building in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.**
4. **Full details, including scaled drawings and the proposed final appearance of the replacement fireplace, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works to the fireplace. Work shall be undertaken in accordance with the approved details.**  
**Reason: To ensure the detailing and materials maintain the architectural interest of the building in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.**
5. **Upon the removal of the existing stud wall section and the historic archway being revealed, and prior to any undertaking of work to the new archway, full details of:**
  - **dimensions of both the historic archway and the new archway, including annotated photographs,**
  - **the materials to be used in the construction of the new archway, and**
  - **the means of attachment of the archway****shall be submitted to, and approved in writing by, the Local Planning Authority. The new archway shall match as closely as possible to the existing adjacent archway to the hallway, unless otherwise agreed in writing by the Local Planning Authority. Work shall be undertaken in accordance with the approved details.**  
**Reason: To ensure adequate safeguards are in place to protect the structure and the works are of a standard appropriate to a listed building in accordance with Test Valley Borough Revised Local Plan 2016 policy E9.**

**Note to applicant:**

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
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