
APPLICATION NO.	21/01528/LBWS
APPLICATION TYPE	LISTED BUILDING WORKS - SOUTH
REGISTERED	20.05.2021
APPLICANT	Clare Cooper
SITE	91-93 Bath House, Middlebridge Street, Romsey, SO51 8HJ, ROMSEY TOWN
PROPOSAL	Removal of existing rear conservatory and lean-to structure, rear garden room extension and internal alterations
AMENDMENTS	
CASE OFFICER	Miss Ash James

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 The application is presented to Southern Area Planning Committee at the request of a Member, for the reason “because it raises issues of more than local public interest.”

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 Bath House is a Grade II Listed Building, which lies within Romsey Conservation Area.

3.0 PROPOSAL

- 3.1 Removal of existing rear conservatory and lean-to structure, rear garden room extension and internal alterations

4.0 HISTORY

- 4.1 None Relevant.

5.0 CONSULTATIONS

- 5.1 **Conservation:** No Objection.

6.0 REPRESENTATIONS Expired 01.10.2021

6.1 Romsey Town Council: Objection

- The high mass of the proposed flank wall poses a significant visual imposition on the amenity of the neighbouring property

87-89 Middlebridge Street: Objection (received 14.06.2021, no further comments received for amended drawings)

- Impact of size and reduction of light
- Not accurate sketch of no. 87-89
- Toilet window closer to the boundary, would like reduction in total length of the extension
- Request information of the extent of foundation excavation measures taken to preserve the boundary wall and rectify disturbance on side of 87-89 Middlebridge St

*Officer note: the objections raised from third parties have been addressed in the application for planning permission **21/01527/FULLS***

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Planning (Listed Buildings and Conservation Areas) Act 1990

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

Policy E9 – Heritage

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Impact on the Listed Building

8.2 **Impact on the Listed Building**

The main planning consideration is whether the proposed works would provide harm to the listed building, in terms of its fabric, setting or appearance, and in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which places a statutory duty upon decision makers to have special regard to the desirability of preserving the listed building or its setting.

8.3 The NPPF advises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Paragraph 193 of the Framework states that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater weight there should be.

8.4 Revised drawings have been submitted to overcome the initial concerns raised by the conservation officer, in relation to the historic fabric of the building. There are no objections to the works proposed, however, conditions have been included to ensure that the significance of the heritage asset is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan 2016. The works shall be carried out in accordance with the approved details.

9.0 **CONCLUSION**

9.1 The proposal has a neutral impact on the historic character of the listed building, is considered acceptable subject to conditions, and in accordance with Policy E9 of the Test Valley Borough Council Revised Local Plan, Sections 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, and Paragraph 193 of the NPPF.

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. No development shall commence until large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels.**

Reason: To ensure that the significance of the heritage asset is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan 2016.

- 3. No development shall take place until full samples and details of the proposed materials are first submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.**

Reason: To ensure that the significance of the heritage asset is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan 2016.

- 4. Prior to the first floor opening being created, details how the opening will be made good shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.**

Reason: To ensure that the significance of the heritage asset is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan 2016.

- 5. The extension hereby approved shall not be erected until full details, including scale drawings, of the junction between the proposed extension and the rear elevation of the host building have submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.**

Reason: To ensure that the significance of the heritage asset is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan 2016.

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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