

P/13/0525/LB

FAREHAM EAST

MR KEITH & MALCOM ATKINS

AGENT: PLC ARCHITECTS

CONVERSION OF EXISTING COMMERCIAL PREMISES INTO ONE SELF CONTAINED DWELLING

57 HIGH STREET FAREHAM HAMPSHIRE PO16 7BG

Report By

Susannah Emery Ext 2412

Site Description

This application relates to a two storey mid terrace building within the urban area to the east side of the High Street. The building is Grade II* Listed and lies within the High Street Conservation Area. The building is currently occupied by a number of small office units. There is a large car park to the rear of the building which is accessed via a private drive through a gap in the frontage to the south of the application site.

Description of Proposal

Listed building consent is sought for the conversion of the building to a single residential unit.

A separate planning application for works to this property is reported elsewhere on this agenda (P/13/0524/FP refers).

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Relevant Planning History

The following planning history is relevant:

P/13/0524/FP CONVERSION OF EXISTING COMMERCIAL PREMISES INTO ONE SELF CONTAINED DWELLING & ERECTION OF DETACHED GARAGE

P/07/0444/FP CONVERT REAR OFFICE WING TO 3 BED HOUSE, DEMOLISH SINGLE STOREY REAR EXTENSIONS, ERECT CONSERVATORY, PARKING, CYCLE/BIN STORAGE, NEW WALLS, RAILINGS AND ALTERATIONS TO EXISTING OFFICES
PERMISSION 16/08/2007

P/07/0445/LB DEMOLITION OF SINGLE STOREY REAR EXTENSIONS AND REPLACE WITH CONSERVATORY, CONVERT REAR OFFICE WING TO 3 BED HOUSE AND ALTERATIONS
CONSENT 16/08/2007

Consultations

Director of Planning & Environment (Conservation) - This C18 building is grade II* listed and lies within the boundary of the High Street Conservation Area. It is prominently located on the street frontage. The adjacent buildings are also listed. The building is currently in commercial use and the principal of re-use as a residential property, which would be a return to its original use, has been discussed and agreed at a pre-application stage. The alterations proposed to the internal layout of the building are not extensive and include removal of existing modern elements, including glazed partitions and suspended ceilings, that currently detract from the building's special interest, these changes would enhance its significance. The proposals will entail significant removal of later modern finishes, repairs to historic fabric and reinstatement works. A schedule of proposed repair work has been submitted which sets out appropriate conservation principles for the repair for certain elements. However the building has not been surveyed in detail and the schedule is not specific concerning the extent and condition of existing fabric, the extent of the repairs required or a detailed specification of works. It identifies the elements that will require further detailed examination and requests that appropriate conditions are attached to the consent to allow opening up, investigation and specification of works in stages as work proceeds. I have no objection to this proposal subject to appropriate conditions.

English Heritage - This is an 18th century building, originally a house of some status, which has altered little externally but in the 20th century was adapted internally to accommodate a number of small commercial units. The proposal would revert the building to a single dwelling and reverse many of the inappropriate alterations of the past. The special interest of the Grade II* Listed Building would not be adversely affected, indeed there is much benefit for the building and the scheme is welcomed. It is important that the extent, methods and materials of repair are controlled through attaching conditions to any consent granted. The proposal would have no adverse impact on the special interest of the listed building and appearance of the conservation area.

Planning Considerations - Key Issues

Please also see officer's report for P/12/0524/FP also on this agenda.

The Director of Planning and Environment (Conservation) and English Heritage are supportive of the proposal as it would return the building to its original use and would result in the removal of certain modern additions which currently detract from the buildings special interest. Only minimal alterations are proposed to the internal layout of the building and therefore the historic fabric would be preserved.

The proposal complies with the relevant policy of the Fareham Borough Council Core Strategy. It is considered the proposal would be beneficial to the special interest of this Grade II* Listed Building and the works would preserve the character and setting of the building and its architectural and historic interest.

Recommendation

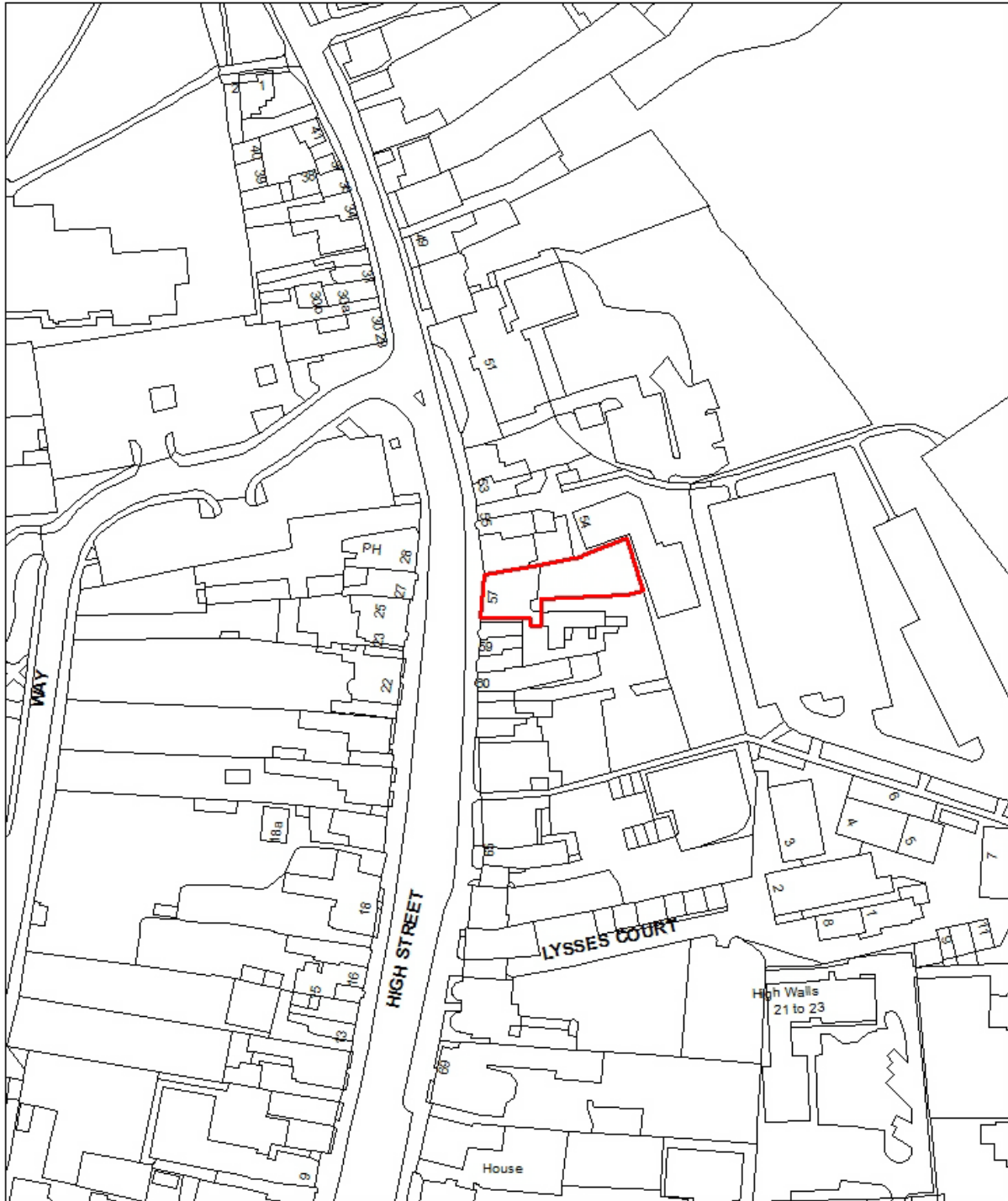
CONSENT; Materials, Details of repair/reinstatement works, Sections of doors/windows, Details of chimney pots

Background Papers

P/13/0525/LB, P/13/0524/FP

FAREHAM

BOROUGH COUNCIL



57 High Street
Scale 1:1250

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