Planning Application Reference: P/22/0460/LB

22 GOSPORT ROAD, STUBBINGTON, FAREHAM, PO14 2AP

Replace external front door, Adjustments to hearth in lounge and dining room. Slate to replace bricks. Lintel raised in lounge to accommodate log burner. Removal of fake beams in kitchen - replace ceiling.

OFFICER REPORT

Application Site:

This application relates to East House, 22 Gosport Road, Stubbington, a Grade II listed building originally dating to the 18th century. The building is constructed in painted brick under a clay tiled roof with later tile-hung canted bays to both storeys on the front (*north-eastern*) elevation that are believed to have been added in the 19th century. There is a later two storey extension to the south-east elevation which is tile hung at first floor level and three later dormer windows to the rear of the property. The rear elevation is also tile hung at first floor level. The building is not located in a Conservation Area.

The significance of the building is in its built form, architectural and historic interest and for its prominent location. The building makes a valuable contribution to the streetscape and is the only building of any architectural and historic interest in the immediate vicinity.

Proposal:

The proposals are for relatively minor repairs and alterations to the building, including the installation of a wood-burning stove. The proposed works will have a minimal effect on the special architectural and historic interest of the building and its historic fabric as long as the wood-burning stove is correctly installed. Some of the works will prevent further deterioration of the building by making it more wind and water-tight and will also reverse inappropriate alterations to the building thought to have been carried out in the 1980s.

The materials and working methods (*especially for the installation of the wood burning stove*) have already been discussed with the applicant. This is to ensure the works are in keeping with the historic character of the building and will not result in the loss of any historic fabric or future damage being caused by the inappropriate installation of the stove. The installation of the wood-burning stove will need to be carried out by a HETAS registered supplier and installer using recommended materials and methods.

Planning History:

The site has been subject to some minor planning and listed building applications over the last few years, mainly for small scale alterations and additions. Consequently, the building has some minor planning history.

Consultees:

Due to the relatively small scale of the proposals and the Grade II status of the building no external consultees were consulted.

Representations:

No representations were received from any neighbours or members of the public.

Design / Impact on Heritage Assets:

Section 66 of the Listed Buildings and Conservation Areas Act 1990 (*as amended*) places a duty of care on the Local Planning Authority to have special regard to the desirability of preserving a Listed Building and its setting or any features of special architectural or historic interest which it possesses.

Policy CS17 of the Core Strategy states that all development will be designed to respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale form and spaciousness and the use of external materials.

As long as the wood-burning stove is correctly installed the current proposals will not have an adverse impact on either the special architectural or historic interest of the building or its historic fabric.

The current proposals have been discussed with the applicant during the consultation period to ensure that appropriate materials and working methods are used. The works are for relatively minor repairs to the building but also include the installation of a wood-burning stove. The stove will need to be installed by a HETAS registered supplier & installer using approved methods and materials. The proposals will not have an adverse effect on either the special architectural or historic interest of the building or its historic fabric.

Impact on Living Conditions:

The proposals are for minor repair works to the property. Therefore, there would be no unacceptable adverse impact on living conditions of neighbouring occupiers.

Summary:

The proposals accord with Policy CS17 of the adopted Fareham Borough Core Strategy and Policy DSP2 and DSP3 of the adopted Fareham Local Plan Part 2: Development Sites and Policies.

GRANT LISTED BUILDING CONSENT:

Conditions:

1) Time period for implementation.
2) List of approved drawings.
3) Approved details.