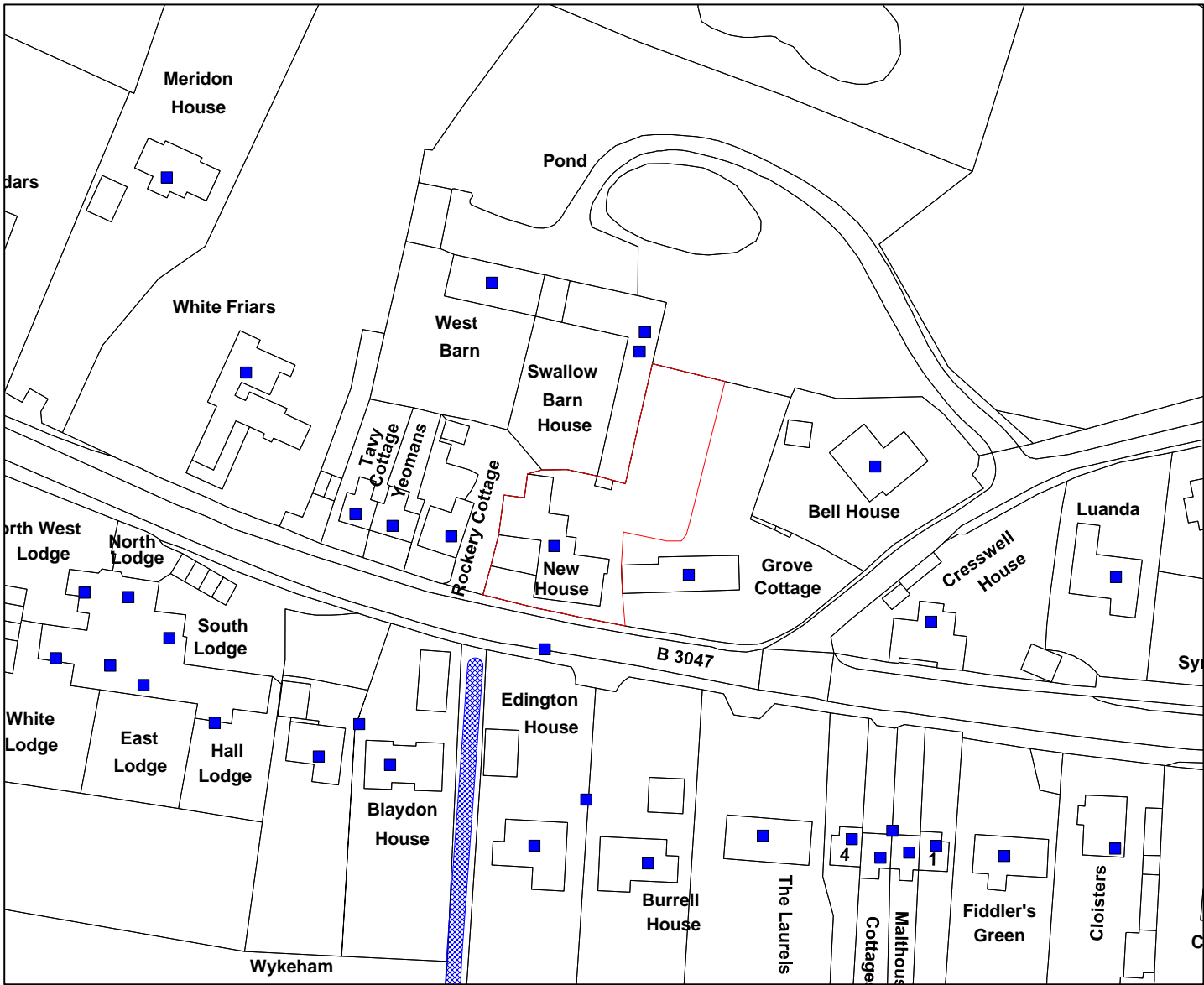


# New House, Bishops Sutton Road, Bishops Sutton

11/01435/LIS



Legend

Scale:



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	06 July 2011
SLA Number	00018301

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DEVELOPMENT CONTROL COMMITTEE AGENDA 28 July 2011

**Item No:** 4  
**Case No:** 11/01435/LIS / W01058/11LB  
**Proposal Description:** Demolition of 2 no walls; removal of fence; construction of flint boundary wall; enlargement of parking/turning area  
**Address:** New House Bishops Sutton Road Bishops Sutton Hampshire SO24 0AL  
**Parish, or Ward if within Winchester City:** Bishops Sutton  
**Applicants Name:** Mr And Mrs Harvey  
**Case Officer:** Mrs Anna Hebard  
**Date Valid:** 23 June 2011  
**Site Factors:** Grade II Listed Building  
  
**Recommendation:** Application Refused

**General Comments**

This application is reported to Committee at the request of Councillor Verney whose request is appended in full to this report

There was a previous Listed Building application for the same works which was received and refused under delegated powers. It was refused following advice from the Historic Environment team regarding the loss of the historic walls on the west boundary. This application was dealt with under delegated powers as, during the determination process, no triggers were activated which would have required the application to be decided by the planning committee.

A planning application was also received and it was decided that as were no material planning reasons for refusing the proposal for the erection of the new wall, gate, and the enlargement of the turning/parking area. This is because the Council's objection relates to the demolition of the historic wall, and this demolition of the wall did not, in itself, require planning permission from the Council, only listed building consent.

The planning permission does not give consent for the wall to be demolished, therefore the planning consent can not, in effect, be implemented. This is because listed building consent is still needed for the existing wall's demolition.

The applicants could have decided to appeal the previous Listed Building refusal but chose to resubmit the listed building application and have the application decided by the Planning Committee.

**Site Description**

New House is a Grade II listed building. It fronts the north side of the main road through the settlement of Bishops Sutton. This village contains many historic structures and has a historic character, though it has no conservation area. New House is a former farmhouse, with 17th century and mid-eighteenth century features.

New House is a two storey detached property which is painted brick and clay tiles. There is a 1m wall which bounds the front and side of the site. There is a fence on top of the

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wall to the front and a hedge behind.

There is a shared access with the dwellings behind and the adjacent neighbour, Rookery Cottage, which is to the side of the property.

### Proposal

Demolition of 2 no walls; removal of fence; construction of flint boundary wall; enlargement of parking/turning area

### Relevant Planning History

**11/00327/LIS - W01058/09LB** Erection of replacement side boundary wall and gate - Application Refused - 21/04/2011

**11/00551/FUL - W01058/10** (HOUSEHOLDER) Erection of replacement side boundary wall and gate with enlargement to parking/turning area - Application Permitted - 04/07/2011

### Consultations

Historic Environment: The principal heritage issues are the loss of historic fabric and the affect on the setting of the listed building and the area.

The Historic Environment Officers consultation response states "I have visited the site on two occasions, examined and photographed the walls, and discussed the proposals with the Historic Environment Team. We have provided written pre-application advice to the applicants. The advice stated that the proposed removal of historic walls would harm the listed building and the area, and would not be acceptable.

**Demolition of walls on the west side of New House.** The plan shows the proposed removal of an existing brick wall and a flint wall, on the west side of the house. The construction of new gates and walls is also proposed.

The existing walls are within the curtilage at the side of New House, and they are visible from the public highway. Neither of the walls appears to be in poor condition. Whilst the brick wall has a historic lean, and buttresses, there is no evidence of recent movement or instability. Historic boundary walls, such as these, make a positive contribution to the streetscape and appearance of Bishops Sutton.

Our view is that the existing brick and flint walls are historic, and part of the historic curtilage of New House. Our reasons for this assessment are as follows;

- a) The Design, Access and Heritage Statement states that two samples of mortar, examined by the Lime Centre, are not likely to be lime mortar. Old walls are often repaired or reconstructed in the course of their life, so the presence of cement cannot be relied on to date them.
- b) Portland cement was invented in 1824, and similar types of cement type mortars were in use prior to that. The samples do not indicate the walls are of recent date, as has been claimed.
- c) Both walls are clearly and consistently indicated on reliable large scale Ordnance Survey maps, the earliest of which dates from circa 1870.

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The Historic Environment Team objects to the demolition of the existing brick and flint walls, on the grounds that they would result in the loss of significant historic fabric. They are part of the historic interest and setting of the listed building, and their removal would harm the setting of the listed building and the character of the area.

The justification that has been given for the harm, (improvement of parking and manoeuvring) does not comply with the requirements set out in PPS.5. The removal of the garden walls is not necessary, nor has the harm been justified by enhancements to the heritage assets. New House already has off street parking, and it is clearly a viable and valuable family dwelling as it stands, and without the harmful changes that are proposed.

**Removal of close boarded fence.** The Historic Environment Team has no objection to removal of the non-traditional close-boarded fence from the front wall. Removing the unsympathetic modern fence would not cause any loss of historic fabric, and it would enhance the setting of the listed building. It should, however, be noted that this proposal is entirely separate from the proposal to demolish the historic masonry walls at the side of the house.

**Conclusion. Object.** Reason; The proposed demolition of historic garden walls would result in the loss of historic fabric, and it would harm the setting of the listed building and the character of the area, contrary to Local Plan Policies HE.14 and PPS.5.

The latest Design Access and Heritage Statement from Mr Dowling does not provide any new evidence that the walls to be removed are modern. Therefore our previous comments on the refused Listed Building application still apply. Mr Dowling's statements that the buttressed brick wall is "at the end of its useful life" and that the flint wall "appears to be of 19th century date", are his opinions, and have not been substantiated by any new evidence."

Highways: Comments carried over from the previous applications; The proposal seeks to enlarge the existing parking and turning area which are limited at present. The proposal is acceptable from a highways point of view.

**Representations:**

Parish Council: No comments received at the time of writing the report

No letters received at the time of writing the report.

At the time of writing this report, the notification period for representations had not finished, therefore any representations received will be reported in the update sheet. It should be noted that representation letters were received on the previous applications.

**Relevant Planning Policy:**

Winchester District Local Plan Review

CE23 DP3 HE14

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS5 Planning for the Historic Environment

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**Planning Considerations**

Principle of development

The principle of the demolition of the historic walls is not acceptable as it is contrary to local plan policy HE14. The alterations to the listed building will adversely affect its architectural and historic character. The loss of the historic walls has previously been considered under the listed building application and is still considered unacceptable.

The principle of the development of erecting the replacement walls and parking area is acceptable as the additions within the curtilage of the listed building will not adversely affect its architectural and historic character.

Design/layout and impact on character of the listed building and surrounding area

The plan shows the construction of new gates and wall. The existing walls are within the curtilage of New House, and they are visible from the public highway. The Historic Environment teams view is that the existing brick and flint walls are historic, and part of the historic curtilage of New House. The Historic Environment Team objects to the demolition of the existing brick and flint walls, on the grounds that they would result in the loss of significant historic fabric.

The erection of the new walls and gates will be visible from the public realm, however they are not fronting the main road so will not be highly visible. The new wall and gates are to be the same height as the existing walls therefore the appearance of the site will not be materially altered.

The removal of the fence from the boundary which fronts the main road, and the replacement with hedging above the wall will visually be an improvement to the character of the dwelling and general area.

The parking area within the site will not be visible from the public realm the majority of the time when the gates are shut, when the gates are open the courtyard will be visible from the access lane to the side of the site, but this is not considered to be harmful.

The Historic Environment Team has no objection to the hardstanding, the new walls or removal of the non-traditional close-boarded fence from the front wall, on the character of the listed building.

The objection therefore relates only to the demolition of the existing brick and flint walls, on the grounds that they would result in the loss of significant historic fabric.

Highways/Parking

The Highways Officer has no objection to the proposal.

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**Recommendation**

That provided no new material representations are received when the notification period expires for public comment, then Listed Building Consent be Refused for the following reason:-

The proposed demolition of historic garden walls would result in the loss of historic fabric, and it would harm the setting of the listed building and the character of the area, contrary to Local Plan Policies HE.14 and PPS.5.

**Informatives:**

1 The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Review 2006: HE14