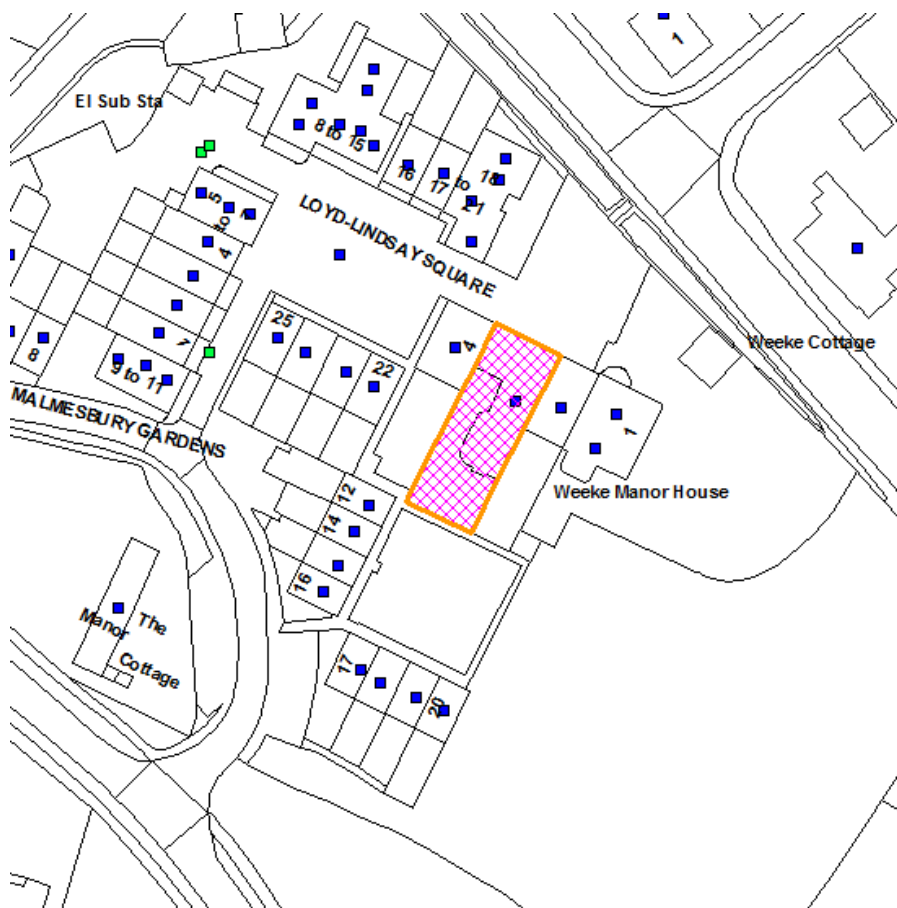


Case No: 18/01832/LIS
Proposal Description: Replace existing roof lantern
Address: 3 Weeke Manor House Loyd-Lindsay Square Winchester Hampshire SO22 5NB
Parish, or Ward if within Winchester City: St Barnabas
Applicants Name: Mr And Mrs Tod
Case Officer: Catherine Watson
Date Valid:

Recommendation: Application Permitted



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Case No: 18/01832/LIS

General Comments

The application is reported to Committee as the applicant is a Ward Councillor.

Site Description

The dwelling is part of a row of primarily 20th century terraced properties within Loyd-Lindsay Square which are associated with the 18th century Grade II listed building, Weeke Manor House. Loyd-Lindsay Square is situated in the Winchester suburb of Weeke and along with the listed buildings, has been subject to subsequent residential development, with a series of apartments arranged around a central square.

Proposal

The application has been submitted to replace the existing roof lantern from on top of the billiards room on the rear elevation of the property.

Relevant Planning History

18/01847/NMA (Accepted) - Non Material Amendment to 18/00602/HOU; Change in proposed roof lantern profile following communication with manufacturers

18/00602/HOU (Permitted) - Removal of existing single storey extension. Replacement single storey extension. Replacement roof lantern. Internal renovations.

18/00603/LIS (Permitted) - Removal of existing single storey extension. Replacement single storey extension. Replacement roof lantern. Internal renovations.

03/02805/FUL (Permitted) - Conversion and extension of existing building and residential redevelopment comprising 1 No. six bedroom, 4 No. four bedroom, 11 No. three bedroom, 22 No. two bedroom and 5 No. one bedroom dwellings with associated parking, garages and stores.

03/02981/LIS (Permitted) - Alterations to provide conversion and extension of existing building to form 4 No dwellings, demolition of ancillary buildings and residential redevelopment comprising 39 No. dwellings with associated parking, garages and stores.

Consultations

Head of Historic Environment:

No objection to application

Representations:

City of Winchester Trust: No comment on application

0 letters received objecting to the application:

0 letters received supporting application:

Case No: 18/01832/LIS

Relevant Planning Policy:

Winchester Local Plan Part 1 – Joint Core Strategy.

CP19 and CP20 – Heritage and Landscape Character.

Winchester Local Plan Part 2 – Development Management and Site Allocations.

DM29 and DM30 – Heritage Assets

National Planning Policy Guidance/Statements:

National Planning Policy Framework Section 12

Supplementary Planning Guidance

The High Quality Places SPD

Planning Considerations

Principle of development

The alteration and extension of listed buildings within the settlement boundary is acceptable in principle, subject to compliance with relevant planning policy.

Key issues:

The preservation of the special architectural / historic interest of the listed building and its setting (S.66 P(LBCA) Act 1990; Policies DM29 & DM30 of the Winchester District Local Plan Part 2 Adopted 2017; Policies CP19 & CP20 Winchester District Joint Core Strategy; NPPF (2018) Section 16).

Impact on Listed Building

The proposals seek to revise the size and height of a replacement roof lantern previously approved as part of a wider redevelopment scheme under 18/00603/LIS.

The existing roof lantern has white timber frames, the new lantern would be lower in height than the replacement previously approved and it would be a contemporary metal unit with a hipped profile to mirror the roof to which it would be attached. The revised design would reduce the visual impact of the lantern further than previously approved and therefore would be supported.

The proposed alterations are considered to be acceptable and are not considered to have a significant impact on the historic interest and special architectural interest of the Listed Building or its setting.

Recommendation

Application Permitted subject to the following condition(s):

Case No: 18/01832/LIS

1. The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The development hereby approved shall be constructed in accordance with the following plans :

Roof Lantern Schedule Details Drawing No. 1715- 207
Proposed Roof Lantern Elevations Drawing No. 1715-206
Location and Block Plans Drawing No. 1715-101

Reason: In the interests of proper planning and for the avoidance of doubt and to ensure the development is carried out in accordance with the relevant policies of The Development Plan.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 10 (materials) of the associated application forms.

Reason: To ensure a satisfactory visual relationship between the new development and the Listed Building in accordance with Policy DM29 of Winchester District Local Plan Part 2 (2017) and The High Quality Places SPD (2015).

Informatives:

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

2. Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub contractors working on site and furnish them with a copy of the consent and approved drawings.