

Case No: SDNP/23/05446/LIS

Proposal Description: To update and enlarge the bathroom, moving modern partitions

Address: The Manor House, High Street, Twyford, Hampshire, SO21 1RH

Parish, or Ward if within Winchester City: Twyford Parish Council

Applicants Name: H Greenberg and G Billings

Case Officer: Drew Blackman

Date Valid: 27 December 2023

Recommendation: Permit



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Link to Planning Documents

Link to page – SDNP/23/05446/LIS

[SDNP/23/05446/LIS | To update and enlarge the bathroom, moving modern partitions | The Manor House High Street Twyford Hampshire SO21 1RH \(southdowns.gov.uk\)](#)

Reasons for Recommendation

Listed Building Consent is recommended for approval because it is considered that the development accords with the Development Plan, South Downs Local Plan 2014-2033.

General Comments

The application has been referred to the Planning Committee because the applicant is a WCC Ward Councillor for Colden Common & Twyford.

Amendments to Plans Negotiated

In discussion with the agent of the application, the reuse of the C19 internal door to the bathroom has been secured. Amended plans to reflect this have been secured.

Site Description

Manor House (formerly Manor Farmhouse) is a two storey Grade II listed building dating from the C17, C18, C19 and C20 according to the list description. It was formerly the Manor Farmhouse but has been split into two dwellings and The Manor House takes up one half of the building (the other property being "The Monastery"). The property is situated within Twyford Conservation Area.

Listing Entry:

Grade: II - List Entry Number: 1179272

List Entry Name:

THE MANOR HOUSE THE MONASTERY

SU 4724 TWYFORD HIGH STREET (west side) 11/23 The Monastery & the Manor House 5/12/55

(formerly listed as Manor Farmhouse under Road to GV Botley) II Manor house, now 2 dwellings. C17, with wing added early C19 and C20 refenestration. Reused dressed stone in chequerwork with flint, brick gables, stacks and additions, old plain tile roof. Original house of 2 storey and attic 2 gable front and small wing added to rear at left, then in C19 front range added to left side of this wing and low 2 storey bay added to right end. C17 front of 2 gables with 2 storey arch below right gable with windows recessed behind. 3 C20 steel casements on ground floor, one in recess, and C20 2-light steel casements on 1st floor with 4-light in recess. Gables of brick with 2-light casements. Large brick external stack to right of arch on front of building with C18 brick addition beyond with hipped roof and 3-light steel casements. Small wing to left has hipped roof and 2-light stone mullions. C18 front has central stuccoed arch to 6-panel door and semicircular fanlight. 12-pane sashes with rubbed brick heads to ground floor and eaves cornice for head on 1st floor. Hipped roof with stacks to rear.

Listing NGR: SU479602421

Proposal

The description of development reads: *“To update and enlarge the bathroom, moving modern partitions”*

It is proposed to alter the layout of the shower room and bathroom at first floor to form one larger bathroom and return a small section to landing space. This part of the building is in the oldest part of the house and was formerly the landing where it provided access from one half of the building to the other. When the house was split, this area was filled in with bathrooms.

Relevant Planning History

None.

Consultations

Service Build – Built Environment (Historic Environment):

No objection subject to conditions.

Representations

Twyford Parish Council

Twyford Parish Council raise no objection to this application.

Third party representations

No third party representations received.

Relevant Government Planning Policy and Guidance

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs Local Plan 2014-2033** and any relevant minerals and waste plans.

The development plan policies and other material considerations considered relevant to this application are set out below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

Planning Policy

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF, 2023). The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- Section 22 - Achieving sustainable development
- Section 16 - Conserving and enhancing the historic environment

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs Local Plan** are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Strategic Policy SD5 - Design
- Strategic Policy SD12 – Historic Environment
- Development Management Policy SD13 – Listed Buildings
- Development Management Policy SD14 – Climate Change Mitigation and Adaptation of Historic Buildings
- Development Management Policy SD15 – Conservation Areas

Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to

setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:

- General Policy 1
- General Policy 9

Planning Assessment

Principle of Development

The National Planning Policy Framework paragraph 205 states that "*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*"

Policy SD12, SD13 and SD15 apply. The property is grade II listed. Any alterations or additions should be sympathetic to its setting and not adversely affect the architectural or historic character or damage or remove historic fabric.

Policy SD12 states that "*Development proposals will only be permitted where they conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting*" and that "*proposals will be permitted where they enhance or better reveal the significance of heritage assets*".

Policy SD5 applies. The purpose of Policy SD5 is to ensure that all development is of the highest possible design quality which reflects and respects the exceptional quality of the natural, agricultural and built environment of the National Park. Proposals should seek to enhance local character and distinctiveness of the area.

The principle of undertaking works to a Listed Building is acceptable subject to the historic quality of the building being preserved. This is assessed in detail below.

Assessment under 2017 EIA Regulations.

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

Impact on character and appearance of area

The application concerns internal works which cannot be viewed from external areas. The site is within the Twyford Conservation Area, and this is assessed within the *Historic Environment* section of this report.

Historic Environment

The development involves works to a Grade II listed building. The site is also within the Twyford Conservation Area. The following legislation and policies are taken into account in the assessment and determination of this planning and listed building application.

Relevant Legislation

The preservation of the special architectural/historic interest of the listed building and its setting (S.66 P(LBCA) Act 1990; Policy SD12, SD13 and SD15 of the South Downs Local Plan; NPPF (2023) Section 16.

The preservation or enhancement of the character or appearance of the conservation area (S.72 P(LBCA) Act 1990; Policy SD12, SD13 and SD15 of the South Downs Local Plan; NPPF (2023) Section 16.; NPPF (2023) Section 16.

Guidance

The consideration and assessment of due regard is required in relation to the relevant legislation and guidance as outlined within the Historic Environment consultation response

As such due regard has been given to Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990) which confirms that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Listed Building/Structure. Case law has established that where an authority finds that a development proposal would harm the setting of a listed building, it must give that harm “considerable importance and weight”.

The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets. Paragraph 205 of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 206 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policy SD12 and SD13 of the South Downs Local Plan ensure that development preserves and enhances heritage assets and their settings.

The proposal involves the removal of the more modern partition on the landing (to the shower room) which will reveal the entrance to the new bathroom. The bathroom itself is to be made as one, by rationalising the existing separate “Shower Room” and “Bathroom”. This will move the partition to the staircase and balustrade, creating a more spacious landing, which in itself would be more characteristic of a property of this type.

Amendments to the scheme have been secured through negotiation, which see the C19 door to the bathroom retained. It is considered that the proposed works are to the part of the property that are of least significance, and that the proposal offers opportunity to improve upon these aspects. The removal of non-original partitions and the improved

layout and rhythm of the property is considered to be a tangible benefit from a Heritage point of view.

It is also proposed to take the modern plasterboard off the wall dividing both properties and replace it with acoustic and fire linings. As part of the works to the bathroom, it is proposed to lift the floorboards to install extra joists between existing joists because the current floor is structurally deficient, and is not strong enough to take the loading of a bath. Joists would be fixed by joist hangers. While this will result in some intervention and impact to the historic fabric, this is considered to be acceptable because it would address an inherent problem, and would allow this room to continue use as a bathroom.

While the floorboards are up, it is proposed to take the opportunity to add acoustic insulation and fireboard between the joists. Given this area of the house is a flying freehold, this addition would seem sensible and no objection is raised provided the ceilings below are not disrupted if they are lath and plaster. This is secured by condition 03.

It is considered that harm to the historic fabric and the setting of the listed building is not identified. This assessment has been undertaken in accordance with Section 16 para 205 of the NPPF (2023), S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy SD13 and SD14 of the South Downs Local Plan and the historic environment section of the Planning Practice Guidance.

The application site is within the Twyford Conservation Area. The proposed works are internal to the building and are visible from external viewpoints. The historic fabric and setting of the listed building are not harmed and there is no impact on the characteristics of the wider Conservation Area.

It is considered that the proposal will preserve the character or appearance of the conservation area in accordance (S.72 P (LBCA) Act 1990; and preserve or enhance the character and historic interest of the Conservation Area in accordance with Policies SD15 of the South Downs Local Plan; NPPF (2023) Section 16.

Other Topics

Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Planning Balance and Conclusion

Based upon the above assessment it is considered that the proposed alterations would preserve the setting and historic interest of the property and would not have an unacceptable impact on the dwelling and would therefore have a neutral effect on the surrounding area; thus preserving the setting of the listed building and would have less than significant harm on the special interest of the historic building taking into account and in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is in compliance with policy SD5, SD12, SD13, SD15 and para 16 of the NPPF.

The proposed development would conserve the character, appearance and historic interest of the Conservation Area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is in compliance with policy SD12, SD13, SD15 and para 16 of the NPPF and the historic environment section of the Planning Practice Guidance.

It is therefore recommended that the application is approved, subject to conditions.

Recommendation

Approve subject to the following conditions:

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

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

2. Prior to the commencement of the works hereby permitted, no related works shall commence until details of the following matters have been submitted to and approved in writing by the Local Planning Authority:

- a) Details of where the new joists would sit in relation to the ceiling below.
- b) Details of how the shower will be fitted in relation to the walls and floors.

The works shall be carried out in accordance with the approved details and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To ensure existing historic fabric is protected and to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990; Section 16 of the NPPF 2023; Strategic Policies SD12 and SD13 of the South Downs Local Plan (2014-33).

3. Any mortar required for the new joists and any making good to historic fabric shall be done in a suitable traditional material for the age of the building, such as a lime mortar or plaster and should match the surrounding historic fabric.

Reason: To safeguard the historic fabric and the architectural character and appearance of the listed building in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990; Section 16 of the NPPF 2023; Strategic Policies SD12 and SD13 of the South Downs Local Plan (2014-33).

4. All works of repair necessitated by the works hereby approved shall be carried out using materials, finishes and methods of workmanship to match adjacent fabric in all respects.

Reason: To ensure preservation of the significance of listed buildings.

5. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives

Crime and Disorder Implications

It is considered that the proposal does not raise any crime and disorder implications.

Human Rights Implications

This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Equality Act 2010

Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

Proactive Working

The Local Planning Authority and applicant have worked together in securing modifications to the proposal, namely the retention of the existing C19 bathroom door, via amending plans that have been secured as part of the Listed Building Consent application.

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date Received	Status
Plans -	01		22.12.2023	Approved
Plans -	02		22.12.2023	Approved
Plans -	03 B		23.02.2024	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.