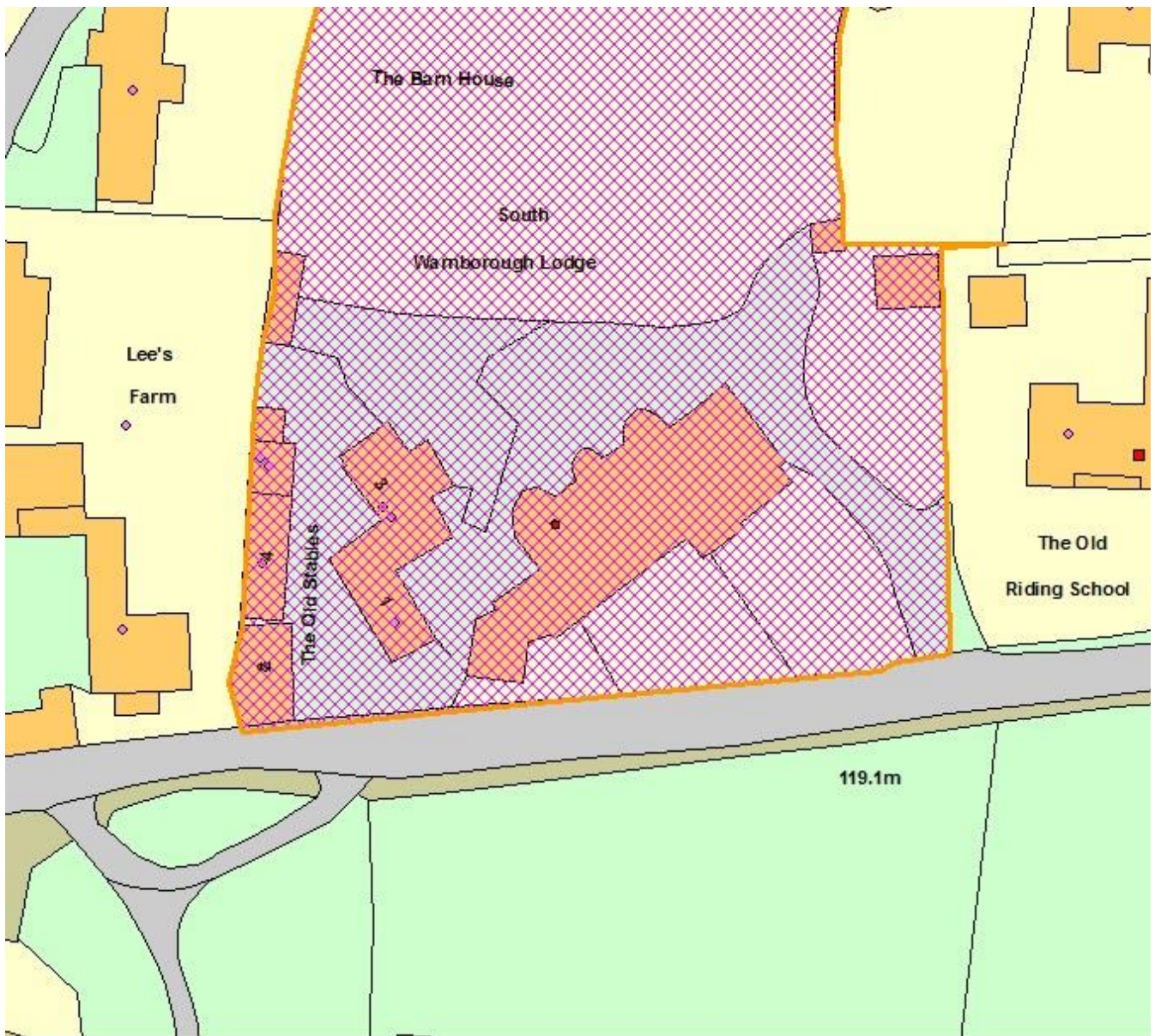


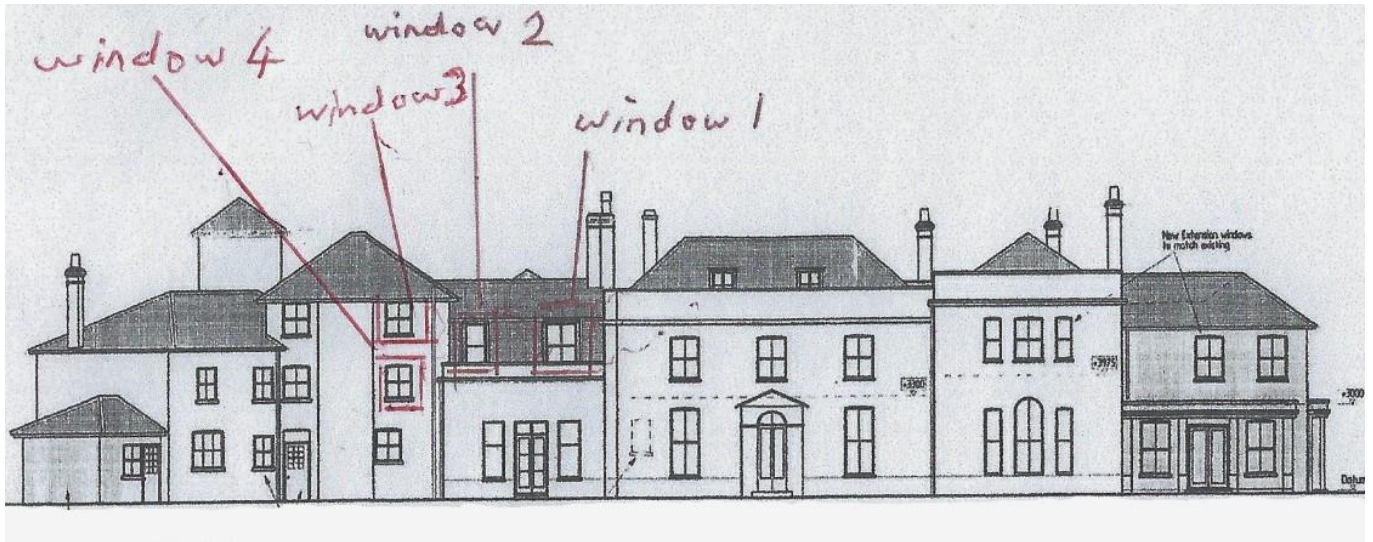
**COMMITTEE REPORT
ITEM NUMBER:**

APPLICATION NO.	21/02453/LBC
LOCATION	South Warnborough Lodge Lees Hill South Warnborough Hook RG29 1RQ
PROPOSAL	Replace two windows (windows 1 and 2)
APPLICANT	Cllr John Kennett
CONSULTATIONS EXPIRY	21 December 2021
APPLICATION EXPIRY	15 November 2021
WARD	Odiham
RECOMMENDATION	Grant



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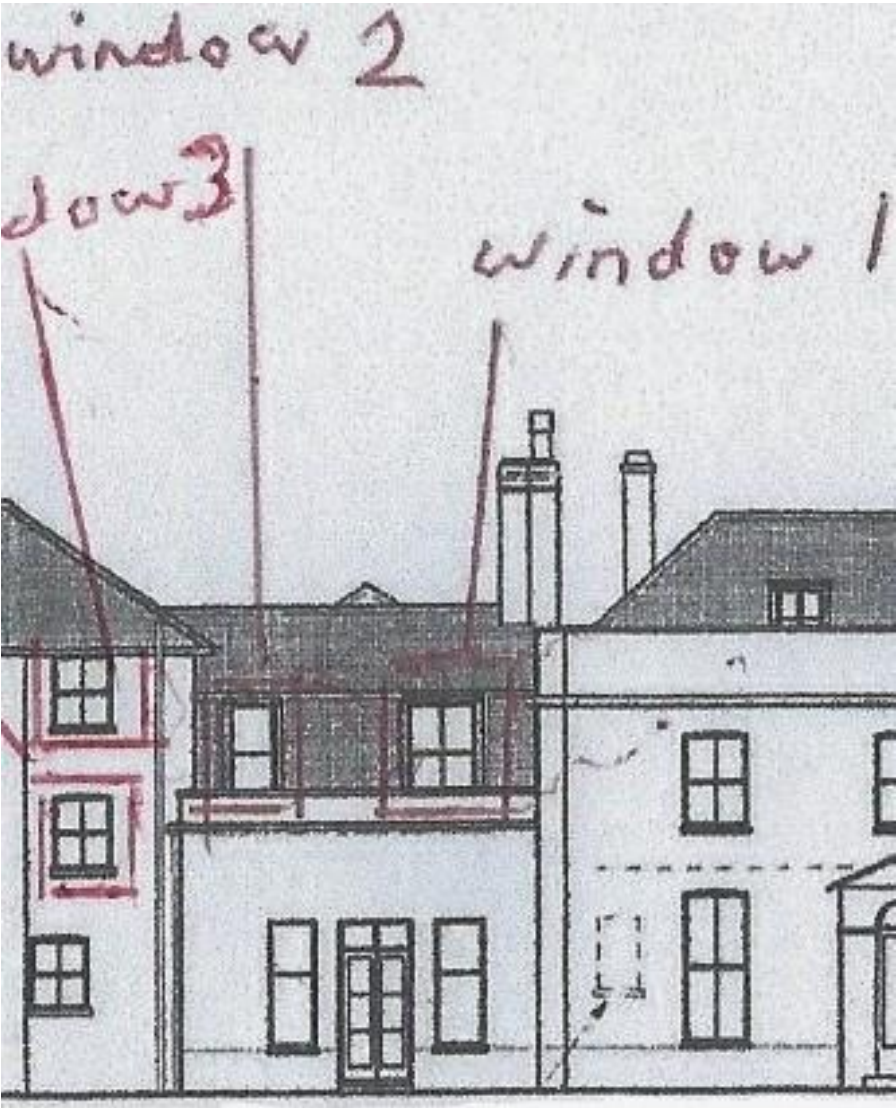
Existing and proposed front elevation



Site photo



Close-up of relevant windows





Condition of window 1



Condition of window 2



BACKGROUND

This application is brought before the Planning Committee in accordance with Part 1 of the Council's Constitution; Scheme of Delegation for Planning Applications. The reason for the referral to Committee is that the applicant is an elected Councillor for Hart District Council.

SITE

The site is a Grade II listed building, positioned in a prominent location on Lees Hill, opposite open fields running down to Alton Road. It is an imposing three storey building of white rendered walls and slate covered roofs, some featuring parapets. The building has origins in the 18th Century and has been developed and extended over time in the late 20th and early 21st centuries.

The site is within the South Warnborough Conservation Area and as such it is subject to Article 4 directions restricting certain development. It is also within Flood Zone 1 as set by the Environment Agency flood risk for planning however it is not within a locally designated causal flood risk area.

PROPOSAL

Listed building consent is sought for the replacement of one window (annotated as 'window 1' on the submitted plans) and the replacement of sashes and repairs to the frame of a further window (annotated as 'window 2' on the submitted plans).

The initial submission included these works and the replacement of the sashes in two other windows (annotated as 'windows 3 and 4' on the submitted plans). Following advice from the Conservation Officer regarding the proposed works to these additional windows, these have been omitted from the proposal.

RELEVANT PLANNING HISTORY

21/01462/LBC - Replace sashes in three windows in South-East elevation and replace one window in South-East elevation. Withdrawn 08.09.2021

RELEVANT PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.

The relevant Development Plan for the District includes the Hart Local Plan (Strategy and Sites) 2016-2032 (HLP32), the saved policies of the Hart District Local Plan (Replacement) 1996-2006 (HLP06), the saved policies of the South-East Plan (2009), the Hartley Wintney Neighbourhood Plan 2017-2032 (HWNP32).

All of these adopted and saved policies are up-to-date and consistent with the National Planning Policy Framework (NPPF) 2021.

Hart Local Plan (Strategy & Sites) 2016-2032 (HLP32):

Policy NBE8 - Historic Environment

Policy NBE9 - Design

Hart District Local Plan (Replacement) 1996-2006 'saved' policies (HLP06):

Policy GEN1 - General Policy for Development

Hartley Wintney Neighbourhood Plan 2017-2032

HW Policy 2 – Design Guide

HW Policy 5 – Conservation Areas

Other relevant planning policy documents:

National Planning Policy Framework (NPPF) 2021

Planning Practice Guidance (PPG)

Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990

Hart's Climate Change Action Plan

Hart's Equality Objectives for 2021 - 2023

CONSULTEES RESPONSES

South Warnborough Parish Council

South Warnborough Parish Council offers no objection to this planning application.

Conservation Officer (Internal)

Windows 3 and 4 have been withdrawn from this application, leaving windows 1 and 2 forming this proposal.

The sashes of windows 1 and 2, and the box frame of window 1 are of modern construction and made of poor-quality modern softwood. There is no objection to the replacement of window 1 in its entirety, or of the modern sashes in window 2 as proposed in principle, because no loss of historic fabric would occur, so there would be no loss of significance. However, details at a scale of at least 1:10 or larger of any replacement should be required by condition if consent is granted.

NEIGHBOUR COMMENTS

No neighbour comments were received.

CONSIDERATIONS

Significance of South Warnborough Lodge as a Designated Heritage Asset

South Warnborough Lodge is a Grade II listed building. Its significance lies within its historic architecture and form, including plan form, historic fabric, methods of construction and detailing which it contains. Historic alterations and development demonstrate how the house has historically evolved, and sympathetic changes contribute positively to the building's character.

Assessment of Works Proposed

The key consideration in determining whether Listed Building Consent should be approved for the works is the desirability of preserving the building, its setting and any features of special architectural or historic interest which it possesses. In an assessment of works to a listed building, National Policy informs us that great weight should be given to the asset's conservation.

Listed buildings are designated heritage assets and accordingly, works which cause harm to the

significance of a listed building must be outweighed by public benefits to make such harm allowable.

The works would involve:

- entire replacement of the window annotated as window 1
- replacement of sashes and repairs to the frame of the window annotated as window 2

The replacement window would be of timber construction and custom milled in order to match the original. It would also be single-glazed and the frames and sashes would be painted white.

The repaired window would have custom milled timber sashes with single glazed panes, fitted into the existing frame. The frame would be repaired as necessary and re-painted with white paint.

Impact of the proposal on the significance of the building

The Council's Conservation Officer raised an initial objection to the originally proposed works as they included the replacement of two Victorian windows which contribute positively to the building's character and significance. Following constructive discussions the proposal was amended, with works to windows 3 and 4 removed from the proposal.

In response to the amended proposal, the Conservation Officer raises no objections, as the fabric that would be lost is modern and the works would not impact the special interest of the listed building.

The proposed works are considered to be acceptable in heritage respects.

CONCLUSION

The proposed works would cause no harm to the significance of the heritage asset and as such, the proposal is acceptable in line with Policies NBE8 and NBE9 of the HLP32, Saved Policy GEN1 of the HLP06, Policies 2 and 5 of the HWNP32 and the aims of Section 16 of the NPPF 2021.

RECOMMENDATION - Grant

CONDITIONS

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

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

2. Notwithstanding the submitted details, prior to removal or installation of the window frames and sashes hereby approved, large scale drawings shall be submitted to, and approved in writing by, the Local Planning Authority. The drawings should show, but not be limited to:

~ drawings at scale 1:10 or larger of the proposed replacements

The works shall be carried out in accordance with the approved details.

Reason: To ensure that impact on the listed building is acceptable and to satisfy section 16(2)

of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and Policies NBE8 and NBE9 of the Hart District Local Plan (Strategies and Sites) 2032.

INFORMATIVES

- 1 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance: The applicant was advised of the necessary information needed to process the application and once received, the application was acceptable and no further engagement with the applicant was required.
- 2 You may require Building Regulations Consent and we advise that you should contact Building Control on 01252 398715.
- 3 Hart District Council has declared a Climate Emergency. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider district. The applicant is encouraged to explore all opportunities for implementing the development approved by this permission in a way that minimises impact on climate change.
- 4 The works hereby permitted shall be carried out in accordance with the following plans and documents:
 - Inspection report on windows at South Warnborough Lodge
 - Drawing of proposed replacement window
 - Drawing of proposed window sections
 - Design and Access Statement