**To:** **Head of Development Control**

**FAO:**

**From:** **Planning Policy and Design Section (Regeneration and Planning Policy Unit)**

**Date:** **09 May 2016**

**Register No:** 2483 **Application Ref:** L/16/78285

## Application Address:

Hiltonbury Farmhouse, North Millers Dale, Chandler's Ford, Eastleigh, SO53 1SZ

## Application Summary:

Listed Building Consent: Change of use of open space to private pub garden & provision of external cold-room, installation of extractor fans & erection of 1.2m high timber palisade fence

**Policy Officer:** Tim Guymer

**Comments:** No policy comment required.

**Design Officer:** Tim J S Dyer

**Comments:**

1. Some more clarity is required regarding the site plans.The approach ramp from the car park is shown on both the existing and proposed as one continuous slope from the corner of the building up to the car park. At the moment it is about half the length but probably too steep. Is it proposed to alter this?
2. Again the service yard enclosure has a gate at the south-west end where it abuts the building that does not appear on the drawing of the existing but does on the proposed and appears to have been moved away from the building to increase the size of the yard and nullify the function of the gate and enclosure - clarity and accuracy are required here. Additionally the coping to the wall needs re-setting and/or replacing.
3. Maintenance - no mention is made in the Heritage, Design and Access Statement of any maintenance work to be done to the building which is sorely needed. This includes replacing some of the club tile hanging with the same and refixing those that have slipped - it may all need removing, new battening and refixing.
4. Ditto the roof but quite a few tiles are likely to need replacing. The rear gable over the central dining area appears to have lost an area of verge tiling but it is very difficult to see, even from the car park.
5. Fencing is shown on the grass area outside the pub. I do not understand why this should be felt to be a requirement and both my and the applicants understanding evidently (see site analysis) is that this is a communal area. Where there are gaps in the surrounding greenery fencing will ruin the setting of this listed building and interfere with the whole feeling and ambience of this part of the development.
6. A condition should be included relating to the completion of the outstanding maintenance works prior to re-opening of the facility.
7. Any building needs occupation and use to keep it healthy with the fabric of listed buildings benefitting more than the average.Given the unusual circumstances of this building, alternative uses are going to be difficult if not impossible to find but these circumstances do not affect it's use as a pub, however with many pubs closing each week due to modern-day social and financial pressures any assistance will be of help. The introduction of a picket fence around part of the open space

in which the building stands will affect the setting of this building and therefore count as harm to the listed building but it will not be across the front of the building which is the most important elevation and set closer to the building than the previous scheme will allow a large portion of the grassed area to remain as public open space without causing substantial harm to the setting. Taking a long term view, the introduction of of a low timber fence which is temporary in nature, is a small price to pay for the well being of this valuable heritage asset by means of assisting the viability of the existing use which is unlikely to prosper by reliance on the immediate inhabitants only and no passing trade.

**Design Officer 2:**

**Comments**

**Design Officer 3:**

**Comments**

**Response:**