

Mr E. Hardy
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Case Officer: Jessica Hill
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Our Ref: 40121/999
Your ref:
Date: 06 July 2017
email: Jessica.Hill@easthants.gov.uk

Dear Mr Hardy,

Re: Osborne House West, 2 Portsmouth Road, Liphook, GU30 7AA

I refer to our site meeting of the 19th June and am writing to clarify the advice given.

The proposal was to move the kitchen into what is currently the dining room and the creation of a doorway between the proposed kitchen and the drawing room.

The moving of the kitchen in itself is not an issue, however obtaining the necessary water supply many require further investigation as to how this will be achieved. One suggestion is to tap into the water supply to the cloakroom taking it across the external wall at floor level which could be a possibility. The key is minimising any disruption to the fabric and fittings of the building as they currently stand. Pipe work could be boxed in over the skirting to achieve this. And the layout of the kitchen should seek to again minimise damage and disturbance to any historic fabric.

The creation of a new doorway whilst not ideal could be achieved if it could be below the picture rail level so that the rail can be maintained along with the cornice. This work would require Listed Building Consent. The usual target time for the turn around of Listed Building Consent is six weeks from validation of the application. Applications can be made on line or forms can be downloaded and sent in.

Using the current kitchen as a study does not pose any issues as there will already be services such as electrical sockets present.

Other matters discussed were lighting along the passage by the stairs where there are currently down lighters in a modern stippled effect plaster ceiling. The replacement of the ceiling covering would not be an issue neither would the addition of further lights here. However the removal of the ceiling coating would require Listed Building Consent and an appropriate replacement in terms of material and finish would be sought.

Removal of cupboards/shelves would not require listed building consent if they are not original to the property as they would be deemed fixings.

I have included some links below to the councils own publications that may be of interest and assistance to you as potential owners of a listed building.

Caring for East Hampshire's Conservation Areas and Listed Buildings:

http://www.easthants.gov.uk/sites/default/files/documents/ConservationAreas_0.pdf

Listed Buildings in East Hampshire and the Law:

http://www.easthants.gov.uk/sites/default/files/documents/ListedBuildingsLaw_0.pdf

Guidance on Windows in Listed Buildings:

<http://www.easthants.gov.uk/sites/default/files/documents/Windows%20in%20Listed%20Buildings%20and%20Conservation%20Areas%20April%202015.pdf>

There is of course lot more information available from Historic England, The Society for the Protection of Ancient Buildings, The Victorian Society and so on.

If you are ever in any doubt the Conservation team is always happy to answer any queries you may have.

Please note that this advice is given in good faith, it is based on the sketches and plans submitted prior to the site meeting. It is, therefore, given without prejudice to any decision that may be made on any formal planning application by the Council.

This is my informal opinion only and is subject to my interpretation of The Town and Country Planning (General Permitted Development) (England) Order 2015 in accordance with information available at the time.

It would be advisable to contact Building Control on 01730 234207 to check if Building Regulations Approval is necessary.

Yours sincerely

Jessica Hill
Conservation Officer