

Planning and heritage statement in support of proposed alterations to a listed building

80 The Hundred, Romsey, SO51 8BX

This statement provides an explanation of the current proposals in the context of recent planning and listed building consents granted to this Grade II listed property.

21/01695/FULLS & 21/01696/LBWS – Approved June 2022

This application secured the change of use of the building from a restaurant (formerly a public house) to residential. This involved a number of internal and external alterations, resulting in a 5 bed family home. Approved stripping out works are currently underway.

A subsequent application for listed building consent (22/02643/LBWS) was approved in June 2023 – proposals consisted of the following minor alterations to the formerly approved plans:

- Reinstatement of a window on the ground floor east elevation. This had been over-boarded
- Position of living and kitchen areas exchanged (easing service connections)
- Removal of some modern stud walls, including around the ground-first floor stair, to be replaced with balustrades
- Construction of some new stud walls
- Insertion of a Conservation rooflight over the first floor landing

These alterations were designed to improve the internal layout and living conditions for future occupants, primarily by increasing the amount of natural daylight and ventilation accessible to the centre of the plan.

The original application was supported by a Heritage Impact Assessment which contained a Building Phase Plan. This shows that none of the walls proposed for removal are of historic or heritage significance.

This application relates to the roof light approved under 22/02643/LBWS. This permission was issued with a condition to secure the roof light details. An application was submitted to discharge this condition however it was refused on the basis that the details showed a change in size and proportion to the approved drawings. The rooflight has already been installed in the building; it is therefore necessary to secure retrospective listed building consent to formalise the work that has been carried out.

The rooflight is positioned in a valley where it cannot be seen externally. It is a 'conservation' style with two evenly spaced glazing bars. The outer frame is black aluminium, and it has been set into the plane of the roof, projecting above the clay tiles by no more than 25mm. The internal reveals have been slightly splayed and finished in painted plaster.

Photographs of installation, July 2023

