

**Hampshire County Council  
Director of Economy, Transport & Environment**

**Applicant: Hampshire County Council**

**Internal alterations to upgrade fire protection measures, installation of new external ladder for maintenance access and installation of new external signage at Hampshire County Council, The Castle, Castle Avenue, Winchester Hampshire SO23 8UJ (Listed Building Application) (No. 12/01578/HCS)**

**(Received: 11 July 2012)**

## **General**

Listed Building Consent is sought for internal alterations to meet fire safety regulations, in order to form flexible working spaces at The Castle, Winchester.

The proposal will involve the installation of new fire doors to the ground floor lobby within an existing arched opening. Upgrading some doors to fire resisting type and changes to hinges and overhead devices. Sealing of portholes in door openings above doors. New door openings to provide alternative means of fire escape from inner rooms. New fire break corridor doors. Ceiling hatch opening.

The installation of the new access ladder and the creation of a hinged panel of railing is proposed. This is a simple means of providing access to the lower external area for maintenance access, whilst meeting the necessary health and safety requirements. There is to be replacement signage at the two external entrance points.

## **Development Plan**

Winchester District Local Plan Review (Adopted 2006) shows the site as County Council offices within a conservation area in the built-up area of Winchester. The proposed development accords with HE.8 (Development in Conservation Areas) and HE.14 (Alterations to historic buildings).

## **Consultations**

**Councillor Collin** comments that "I don't have a problem with this application. I would ask that you add Winchester City Council's conservation/heritage officer as an additional consultee to ensure their opinion is sought."

**Winchester City Council** has no objection.

**English Heritage** has considered the information received and has no comment.

**Highway Authority** has no objection.

**Twentieth Century Society** has been informed but not chosen to comment.

## **Commentary**

No issues have been raised in relation to the impact on the historic fabric within the building or externally. The changes are in keeping with the modern elements of the internal layout and design and the external addition of the fire escape will match the existing fencing. Winchester City Council's conservation officer was consulted and their comments were incorporated in the Winchester City Council response.

## **Recommendation**

That the Secretary of State be recommended to grant Listed Building Consent for the internal alterations to upgrade fire protection measures, installation of new external ladder for maintenance access and installation of new external signage outside and within the Listed Building, The Castle, Winchester., with the following reason for approval and recommended conditions:

## **Reason for Approval**

1. It is considered that the proposal would be in accordance with the development plan Winchester District Local Plan Review (Adopted 2006) (summary attached) and would not materially harm the character of the Listed Building (HE.14) and Conservation Area (HE.5).

## **Conditions**

### Time Limits

1. The development hereby permitted shall be begun before the expiration of three years from the date on which this Listed Building Consent was granted.

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

### Materials

2. The materials to be used shall match as closely as possible in type, colour and texture to those on the existing building.

Reason: To secure a satisfactory development.

**Case Officer** .....  
**Katherine Snell**

**Date**.....26.09.2012.....

**Authorised on behalf of the Director of the Economy, Transport & Environment**

.....P Chadwick.....

**Date**...26.09.2012.....

Annexe to Reason for Conditions  
(as required by Article 13 of the Planning (Listed Buildings and  
Conservation Areas) Regulations 1990– as amended)

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**Winchester District Local Plan Review (Adopted 2006)**

**Policy HE.8 – Development in Conservation Areas**

The Local Planning Authority will not permit development which fails to retain those essential features upon which the character of a Conservation Area depends. These features may include natural features, trees, hedges, walls, fences, open areas, ground surfaces and archaeological sites, as well as buildings and groups of buildings.

**Policy HE.14 – Alterations to historic buildings**

The Local Planning Authority will not grant planning permission (where required) or listed building consent for any external or internal alteration, addition to, or change of use of, a listed building, which would adversely affect its architectural or historic character. Where alterations are permitted, the applicant will be responsible for providing adequate recording of those affected parts of the structure and conditions may be imposed to secure this.

The Local Planning Authority will not permit alterations which involve demolition of any part of listed building unless

- (i) the historic form and structural integrity of the building are retained;
- (ii) architectural historic features important to the character of the building (including internal features) are retained;
- (iii) the work does not harm the listed building
- (iv) the Local Planning Authority is satisfied that the structure is wholly beyond repair, incapable of reasonable beneficial use, or of inappropriate structure or design.

Consent will not be granted without detailed plans showing the existing building and proposed works and a statement setting out the justification, design approach and methods for the work.