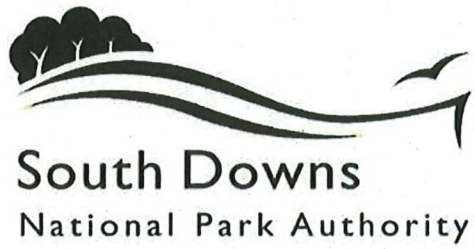


Case Ref: SDNP/22/00460/LB



Issued: 23 October 2025

SOUTH DOWNS NATIONAL PARK AUTHORITY

LISTED BUILDING ENFORCEMENT NOTICE

relating to
Sarum House, High Street, Droxford, Hampshire, SO32 3PA

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
(as amended by the Planning and Compensation Act 1991)

LISTED BUILDING ENFORCEMENT NOTICE

ISSUED BY:

SOUTH DOWNS NATIONAL PARK AUTHORITY

1. THIS LISTED BUILDING ENFORCEMENT NOTICE is issued by South Downs National Park Authority as the Local Planning Authority, pursuant to Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") because it appears to the Authority that works have been carried out for the alteration of the listed building described in paragraph 2 of this Notice in contravention of Section 7 of the Act. The Authority consider it expedient to issue this Notice, having regard to the effect of the works on the character of the building as being of special architectural or historic interest. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. **THE LISTED BUILDING TO WHICH THIS NOTICE RELATES**

Sarum House, High Street, Droxford, Hampshire, SO32 3PA which is shown edged red on the attached plan ("the Listed Building").

3. **WORKS EXECUTED TO THE LISTED BUILDING**

Without Listed Building Consent the execution of the following works to the Listed Building in contravention of Sections 7 and 9 of the Act as follows:

Exterior

1. Rear elevation - Installation of 3 no. uPVC soil pipes and associated holes through brickwork.
2. Rear elevation – Installation of 2 no. retractable awnings.

Interior (general)

3. Installation of PIR insulation to internal faces of external walls, plasterboard and gypsum plaster skim.

Rooms referred to in clauses 4-35 below and in section 4 of this Notice are described in accordance with the original floor plans included at Appendix A to this Notice:

Ground floor hallway

4. Partial demolition of two sections of wall between hallway and rooms to either side, with removal of associated doors and frames.
5. Covering lath and plaster wall to drawing room elevation with plasterboard and gypsum plaster skim.
6. Replacement of skirting boards with new skirtings of different detail.
7. Removal of historic plaster cornice.

Ground floor former drawing room (present kitchen)

8. Insertion of new kitchen, including new kitchen units and associated plumbing pipework.
9. Alterations to ceiling, including removal of historic lath and plaster ceiling and cornice.
10. Alterations to walls, including removal of lath and plaster, installation of plasterboard and gypsum skim, removal of skirtings, and installation of wall tiling.
11. Demolition and reconstruction of rear wall and associated relocation of doorway to study (present dining room).

Ground floor rear hall and base of principal staircase

12. Installation of new stone flooring above existing.
13. Relocation of doorway and creation of new cupboard blocking hallway.

Ground floor former dining room

14. Alterations to ceiling, including partial removal of lath and plaster ceiling and replacement/covering with plasterboard and gypsum plaster ceiling.

Ground floor under stair cupboard (secondary stair)

15. Installation of WC and associated pipework.

First floor landing

16. Door furniture to door to en-suite bathroom removed.

First floor master bedroom

17. Removal of lath and plaster ceiling and installation of plasterboard with gypsum plaster skim.

First floor master en-suite

18. Removal of lath and plaster finish from internal (southern) wall, replacement with plasterboard and gypsum plaster skim.
19. Covering of doorway in internal (southern) wall with plasterboard.
20. Relocation of sanitary ware and associated alterations to plumbing.
21. Removal of ceiling and installation of new ceiling at raised level.

First floor family bathroom

22. Creation of new doorway to bedroom 5.

First floor bedroom 5

23. Alterations to walls including infilling of 2 no doorways with removal of doors and frames.

First floor bedroom 4

24. Subdivision of room and installation of new en-suite shower room.

First floor bedroom 2

25. Installation of new sink and associated plumbing pipework.
26. Removal of fireplace.

First floor staircase to second floor

27. Removal of remains of previous staircase and some of the landing, and installation of new staircase, with associated alterations to timber framing members.
28. Lath and plaster wall and ceiling finish replaced with plasterboard and gypsum plaster finish.

Second floor bedroom 6 (new bathroom)

29. Installation of new bathroom sanitary ware and associated plumbing pipework.
30. Alterations to walls including replacement of lath and plaster finishes with new plasterboard, gypsum skim and tiles.
31. Alterations to ceilings, including installation of foil insulation, plasterboard and gypsum plaster skim.
32. Removal of timber brace.

Second floor bedroom 7

33. Alterations to walls including re-plastering in gypsum plaster, including over timbers, and replacement of lath and plaster finishes with plasterboard, gypsum skim.
34. Lath and plaster skelings removed and foil insulation plasterboard and gypsum plaster skim applied.
35. Removal of pintle hinges.

4. **REASONS FOR ISSUING THIS NOTICE**

The works relate to a building included on the Statutory List of Buildings of Special Architectural or Historic Interest (Grade II).

It appears to the Authority that these works have occurred since the building was listed on 6th March 1967. The works have resulted in the loss of historic material

fabric which contributed to the special historic interest of the building thereby harming that interest. The works have altered the plan and character of the building which has harmed its architectural interest. The works have used materials and methods of workmanship which are incompatible with its historic fabric, and of different hygrothermal behaviour, thereby causing physical damage to the building. The unauthorised works have affected the character of this building as a building of special historic and architectural interest.

For the reasons specified, the Authority do not consider that listed building consent should be granted.

5. WHAT YOU ARE REQUIRED TO DO

Exterior

1. Rear elevation – Remove unauthorised soil pipes, repair holes through walls with matching brickwork toothed into the building and reinstate the soil pipe arrangement as it was prior to the works being carried out, as shown in the photograph on page 6 of Appendix B to this Notice
2. Rear elevation – Remove 2 no. retractable awnings.

Interior (general)

3. Remove PIR insulation to internal faces of external walls, remove plasterboard and gypsum plaster skim. Reinstate lime plaster to internal faces of external walls

Ground floor hallway

4. Reconstruct two sections of wall between hallway and rooms to either side in exactly the same materials and method of construction to the walls removed. Reinstate the historic doors and frames to those previously removed in the positions shown on the floor plans shown on page 4 of Appendix B. If the historic doors and frames removed no longer exist, doors and frames matching the historic doors exactly shall be reinstated.
5. Remove plasterboard and gypsum plaster skim covering lath and plaster wall to drawing room elevation (north hall wall) and make good all resulting damage to lath and plaster in matching lath and plaster where necessary.
6. Reinstate skirting boards with skirtings of detail to match those previously in situ shown in the photograph on page 9 of Appendix B.
7. Reinstate plaster cornice detail to match those previously in situ shown in the photograph on page 9 of Appendix B.

Ground floor former drawing room (present kitchen)

8. Remove kitchen, including kitchen units, fitted appliances and associated plumbing pipework. Make good all holes in walls and floors to match surrounding fabric

9. Reinstall lath and plaster ceiling including cornice to match those previously in situ shown in the photographs on pages 7 and 8 of Appendix B.
10. Remove all wall tiling. Remove plasterboard and gypsum skim on south wall, reinstall lath and lime plaster finish, reinstall all skirtings to match those previously in situ shown in the photographs on pages 7 and 8 of Appendix B.
11. Relocation of doorway to study (present dining room) to previous location to match those previously in situ shown in the ground floor plan shown on page 4 of Appendix B.

Ground floor rear hall and base of principal staircase

12. Remove stone flooring above existing floor and associated under boarding and make good all related damage to the floorboards below using matching materials.
13. Remove new cupboard blocking hallway to achieve free and unobstructed passage along hallway and relocation of doorway to its former location shown in the ground floor plan shown on page 4 of Appendix B with door and frame to match the door removed.

Ground floor former dining room

14. Remove plasterboard from ceiling, reinstatement of lath and lime plaster ceiling and making good any associated damage to historic lath and lime plaster ceiling remaining in situ using matching materials and methods of workmanship

Ground floor under stair cupboard (secondary stair)

15. Remove WC and associated pipework.

First floor landing

16. Reinstall door furniture to door to en-suite bathroom door.

First floor master bedroom

17. Remove plasterboard from ceiling, reinstatement of lath and lime plaster ceiling and making good any associated damage to historic lath and lime plaster ceiling remaining in situ using matching materials and methods of workmanship

First floor master en-suite

18. Remove plasterboard to internal walls and reinstatement with lath and lime plaster.
19. Remove plasterboard covering of doorway in internal (southern) wall and make good any damage to the door and door frame using matching materials.
20. Reinstall ceiling at original level, using lath and lime plaster.

First floor family bathroom

21. Infill doorway to bedroom 5.

First floor bedroom 5

22. Reopen 2 no doorways and reinstate doors and frames to match those previously in situ, as shown on first floor plan on page 5 and in photograph on page 10 of Appendix B.

First floor bedroom 4

23. Remove partition walls and sliding doors. Remove sanitary ware and make good associated damage to walls with lime plaster.

First floor bedroom 2

24. Remove sink and associated plumbing pipework and make good wall with matching lath and lime plaster.
25. Reinstall fireplace aperture.

First floor staircase to second floor

26. Remove staircase, reinstate cut sections of timber framing members with new timber of matching species, size and finish, traditionally joined to remaining beams. Re-form previous openings
27. Remove plasterboard and reinstate lath and lime plaster finish to walls.

Second floor bedroom 6 (new bathroom)

28. Remove bathroom sanitary ware and associated plumbing pipework, make good all associated damage to historic fabric with matching materials.
29. Remove wall tiles and plasterboard. Reinstall lath and lime plaster finishes to walls to match what was removed
30. Remove foil insulation and plasterboard. Reinstall lath and lime plaster ceilings and skellings.
31. Reinstall timber brace.

Second floor bedroom 7

32. Remove plasterboard to walls, reinstate lath and lime plaster.
33. Remove foil insulation and plasterboard. Reinstall lath and lime plaster ceilings and skellings.
34. Reinstall pintle hinges to match those previously in situ

6. TIME FOR COMPLIANCE

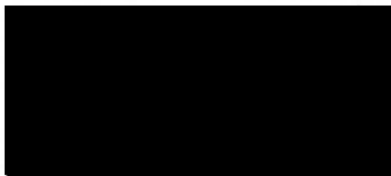
1 year after this notice takes effect.

7. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **24 November 2025** unless an appeal is made against it beforehand.

Date: 23 October 2025

Signed:

A large black rectangular redaction box covering the signature area.

Name:

A black rectangular redaction box covering the name.

Winchester City Council, City Offices, Colebrook Street, Winchester, Hampshire
SO23 9LJ, as agent for South Downs National Park Authority

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received or posted in time to be received by the Secretary of State before the date specified in paragraph 7 of the Notice.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this listed building enforcement notice, it will take effect on the date specified in paragraph 7 of the Notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in paragraph 6 of the notice. Failure to comply with a listed building enforcement notice which has taken effect can result in prosecution and/or remedial action by the Authority.

LOCATION PLAN



Date: 21 October 2025

Author:

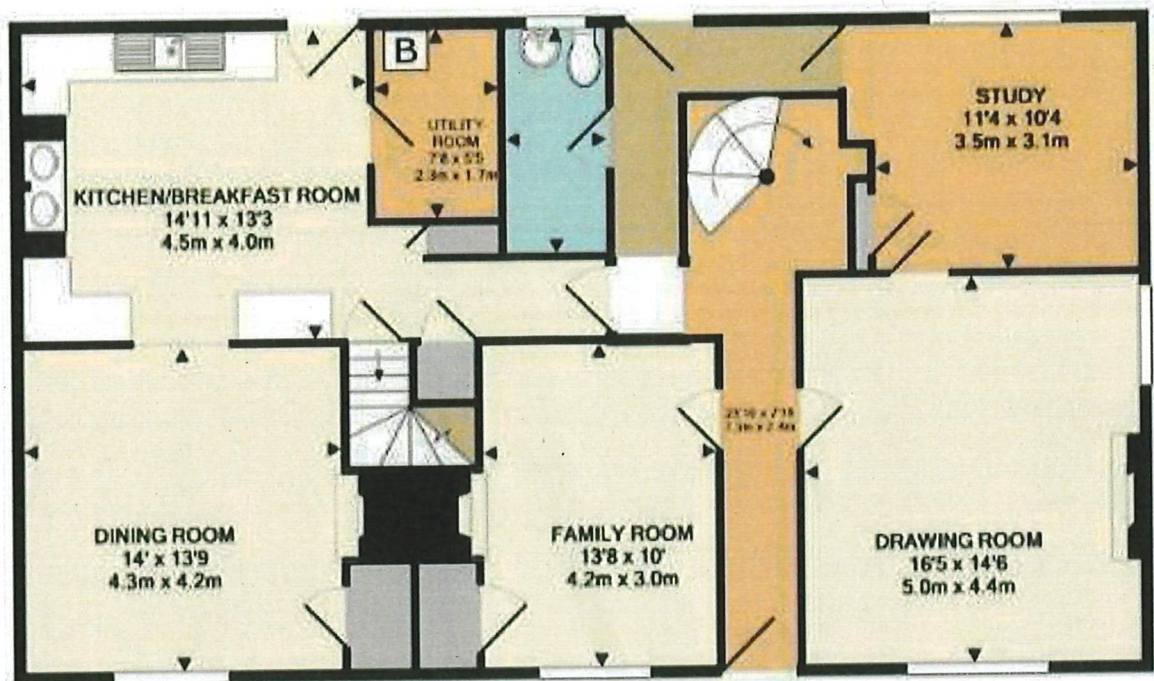
Team:

Sarum House, High Street, Droxford, Hampshire, SO32 3PA

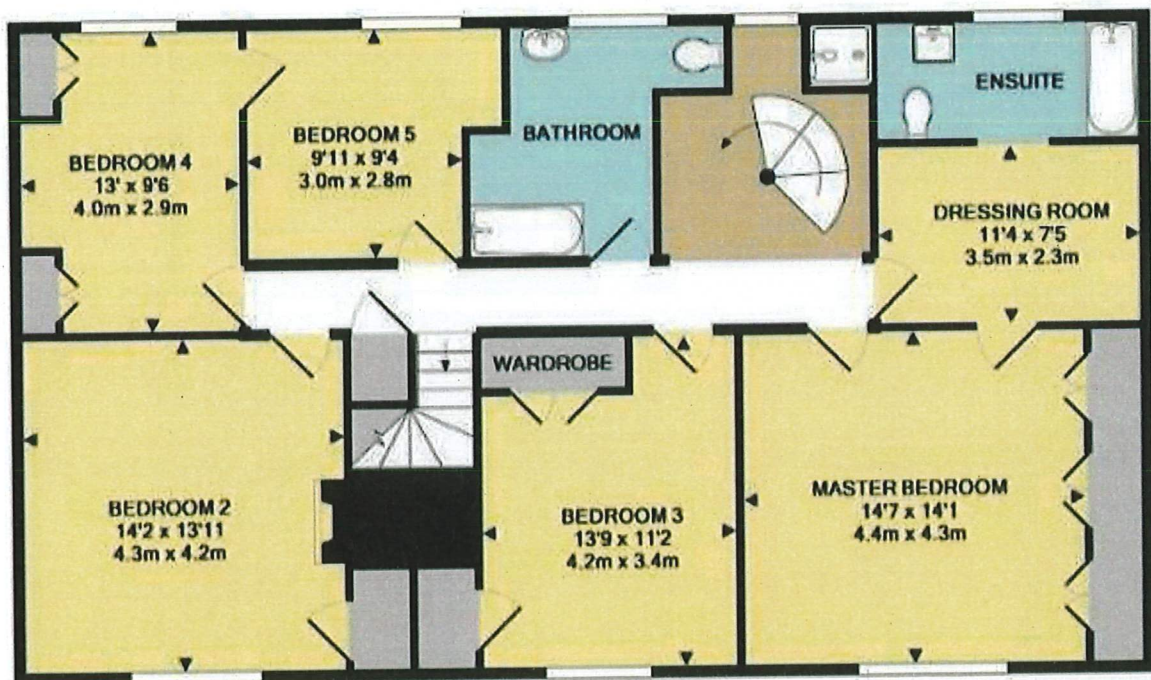
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Appendix A – Original Floor Plans taken from Rightmove



Ground Floor



First Floor

rightmove

Buy Rent House Prices Find Agent Commercial Inspire Overseas

View sold prices in SO32 3PA

Sarum House, High Street, Droxford, Southampton, Hampshire SO32 3PA

Detached x5 x2

Approximate location

Track this property

- See an instant estimated value
- Check local stats and insights
- Explore what's sold and for sale nearby

Track

Property sale history

Date sold	Sold price	Property	Tenure
25 Mar 2021	£740,000	Detached	Freehold

House price data produced by the HM Land Registry. England and Wales house price data is publicly available information produced by the HM Land Registry. Last updated 25 September 2023

Estimated property value

See how much this property is worth now

Track this property

https://www.rightmove.co.uk/house-prices/details/england-82027604-130342847s=2987634734562a4b35133d405cf80ced326c854... Sign in

Previously listed on Rightmove: September 2021



Track this property

- See an instant estimated value
- Check local stats and insights
- Explore what's sold and for sale nearby

Track

PROPERTY TYPE
 **Detached**

Floorplan

BEDROOMS
 x5

BATHROOMS
 x2

Key features

- IMPOSING, GRADE II LISTED PERIOD HOME
- LOVELY SPACIOUS PERIOD PROPORTIONS
- FIVE BEDROOMS, FOUR RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM & UTILITY ROOM
- MASTER BED WITH EN-SUITE & DRESSING ROOM
- IN THE BEAUTIFUL VILLAGE OF DROXFORD
- WITHIN GROUNDS APPROACHING 1/4 ACRE
- PARKING COURT YARD & CAR BARN, CELLAR
- GREAT POTENTIAL FOR FURTHER MODERNISATION
- EPC RATING: E (Exempt)

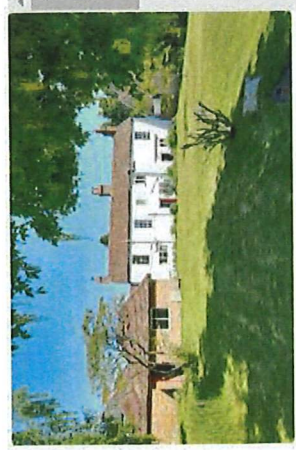
Market Description

📷 Photos

Sarum House, High Street, Droxford...
Last listed: September 2021

🖼️ GALLERY

Hide



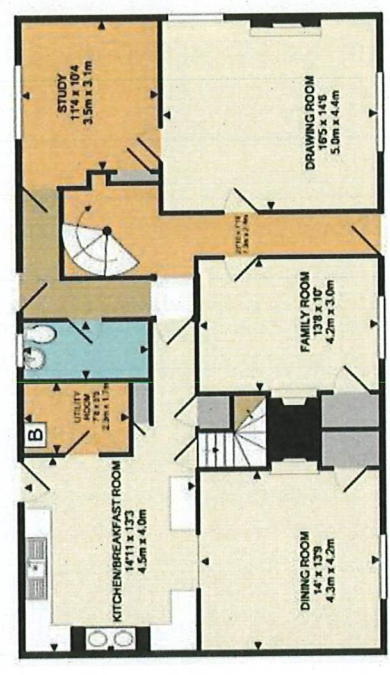
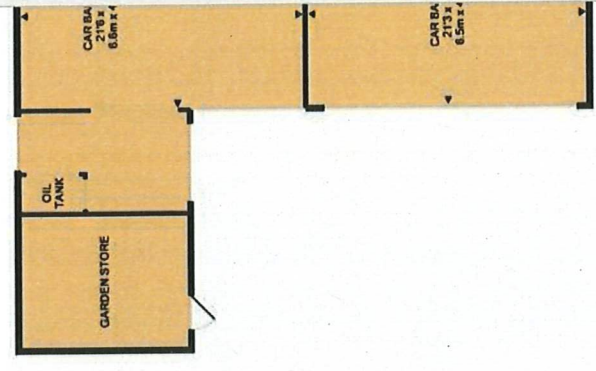
1 of 26



2 of 26



3 of 26

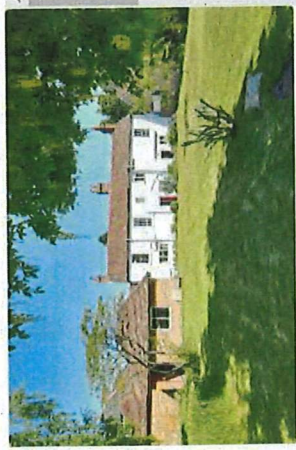


GROUND FLOOR
ASPHALT FLOOR
APPROXIMATELY
(1993 SQ.M)

Sarum House, High Street, Droxford...
 Last listed: September 2021

Photos

GALLERY Hide



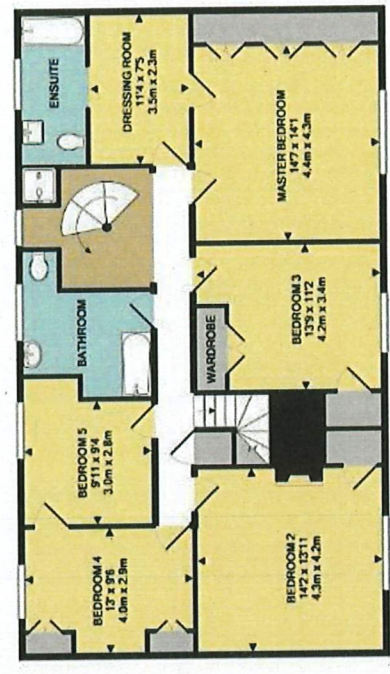
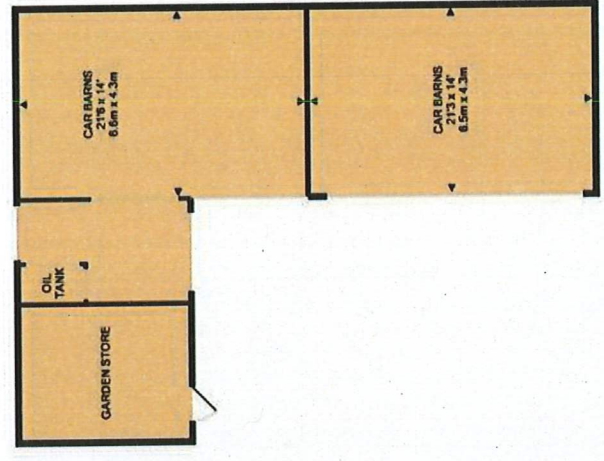
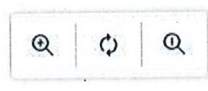
1 of 26



2 of 26



3 of 26



1ST FLOOR
 APPROX. FLOOR AREA:
 (100.1 SQ.M.)

TOTAL APPROX. FLOOR AREA: 3205 SQ.FT. (292.4 SQ.M.)
 Approximate floor area is for information only. Measurements are taken from the internal walls and do not include the area of the walls, doors, windows, or other fixtures. The area of the walls, doors, windows, or other fixtures is not included in the floor area. The area of the walls, doors, windows, or other fixtures is not included in the floor area. The area of the walls, doors, windows, or other fixtures is not included in the floor area.

← Back **Sarum House, High Street, Droxford...** [Floorplan](#)
Last listed: September 2021



← Back Sarum House, High Street, Droxford...
Last listed: September 2021 Floorplan

Gallery



Next

Sarum House, High Street, Droxford...
Last listed: September 2021

← **Back**

Floorplan

Gallery



← Back Sarum House, High Street, Droxford...
Last listed: September 2021

Floorplan

Gallery



← **Sarum House, High Street, Droxford...**
Last listed: September 2021

Floorplan

Gallery

