

Havant Borough Council
Heritage Consultation Response

Date – 2/1/2025

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/24/00867

Site Address – Eastney Farmhouse, St Peters Road, HI

Proposal – Listed building consent to re-roof existing dwelling.

Site / Location

The application site comprises a detached dwelling – Eastney Farmhouse which is a Grade II listed building (listed in 1984). The building is considered to be of historic and architectural significance and includes the following listing description from Historic England:

‘House. C17, with C18 details. Stucco, with a tile roof. Long building of 1 storey and attic, 4 windows. Prominent ½-hipped roof, 2 flat-roofed dormers with cills at eaves level. 1 casement, 3 French windows. Later doorway has an oval canopy, ½ glazed double door, with narrow side windows. The rear has painted brick walling, small cambered openings, and 4 dormers’.

To the rear of the building, within the private rear garden, is a detached annexe building which has been converted to living accommodation with rooms within the roof, including 2no. flat roof dormer structures.

Legislation

When assessing the proposal, the following legislation and policy context is taken in consideration.

Planning (Listed Building and Conservation Areas) Act 1990

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have **special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest** when considering whether to grant listed building consent.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which **affects a listed building or its setting**, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a **Conservation Area**, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

National Planning Policy Framework (revised December 2024)

Chapter 16 of the NPPF relates to **the Historic Environment** including paragraphs 195 – 214. The building subject to this application is not listed but is deemed to be a non-designated heritage asset (as set out in the introduction) and therefore the following paragraphs are most relevant to the determination of this application:

Para 212 states that:

‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.

Para 214 states that:

*‘Where a development will result in **substantial harm to, or total loss of**, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development*

Para 215 states that:

*‘Where a development proposal will lead to **less than substantial harm** to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.*

Havant Borough Local Plan (Core Strategy 2011 and Allocations Plan 2014)

Policy CS11 – Protecting and Enhancing the Special Environment and Heritage of the Havant Borough

Policy CS11 (4) states that planning permission will be granted for development which:

‘Protects and where appropriate enhances the borough’s statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest’.

Policy CS16 – High Quality Design

Policy CP16 (1a) of the Core Strategy states that:

‘Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site’.*
- b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*

- c) *Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*
- d) *Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and*
- e) *The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.*

Policy DM20 (Allocations Plan) - Historic Assets

Policy DM20 states that;

'Planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.

2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Assessment

The proposal is to re-roof the property following its poor state of repair. The Heritage Statement (HS) submitted with the application advises the following:

- *'The roof is in a poor state of repair with a large proportion of the tiles failing due to frost damage.*
- *The lead soakers around the front dormers and chimneys are failing allowing water ingress into the upper floor of the dwelling. The proposed works comprise carefully stripping the roof with the attendance of a qualified ecologist. Existing battens and F1 type felt is to be removed.*
- *Existing salvageable tiles set aside, assumed approx. 70% retained.*
- *New breathable felt installed and F1 felt where required due to the presence of bats to be installed. New battens gauged to suit existing tiles.*
- *Reinstall existing tiles while supplementing with tiles to match colour and texture.*
- *Renewal of all lead works to dormers and chimney upstands.*
- *Reinstall existing gutters.*
- *To ensure a cohesive appearance, the existing tiles will be carefully removed and stacked to be blended with the reclaimed tiles in a ratio of approx. 70/30 (30% reclaimed)'*

Given that some of the tiles will need to be replaced (approximately 30%), a photograph showing the proposed reclaimed tiles has been provided with the HS. This shows a sample of a traditional clay tile, which has an aged appearance which is in keeping with the existing roof tiles, most of which are to be reused.

Overall, the approach set out within the HS is deemed to be acceptable in that the proposal to re-roof the building in the manner proposed, would not result in harm to the architectural significance of the designated heritage asset.

The proposal therefore meets the tests set out in Sections 16, 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and the relevant sections / policies of the revised NPPF and the adopted Local Plan.

Conclusion

NO OBJECTION