

Havant Borough Council
Heritage Consultation Response

Date – 5/2/2025

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/24/00901 (Planning) and APP/24/00902 (LBC)

Site Address – Eastney Farmhouse, St Peters Road, HI

Proposal:

APP/24/00901:

Construction of new building link between main house and ancillary building.

APP/24/00902:

Listed Building Consent for construction of new building link between main house and ancillary building.

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 eills 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 comprises the construction of a new link extension between the main listed building and the detached annexe building situated within the rear garden. The link extension would be approximately 4.5m in length and 2.5 - 3m (approximately) at the narrowest points. It would comprise a timber frame, with a glazed front elevation comprising floor to ceiling, aluminium windows and an apex style, standing seam zinc roof. The rear elevation would be solid with three narrow windows.

It is not uncommon for a link building to connect two, or more buildings within a site, particularly with a historic farmhouse whereby the site also contained / contains several ancillary structures associated with the former farm use. The link building proposed as part of this application, is unusual in its design as it features an articulated roof form, rather than a simplistic approach

With regards to the significance of the heritage asset, this is clearly set out in the revised heritage statement. The design rationale was to create an almost sculptural element which would also provide usable floorspace, whilst protecting the existing doorways on both structures and the northern end window on the farmhouse. Further justification for the proposed footprint / apex style roof advises that proposed link structure has been designed in such a way, so as to retain the existing doorway

position within the main farmhouse and not impact on the low eaves height above the existing doorway. It would also retain the existing doorway position on the annexe.

The structure would comprise an interesting form of architecture with justification provided for the roof design (to retain the existing doorways and eaves height of farmhouse), linking the two structures together. The key to the successful execution of the proposal would be the use of high-quality materials and therefore it is suggested to include a condition requesting further details of material samples and windows / doors.

Overall, it is considered that the proposal would not result in harm to the significance of the designated heritage asset, which is set out in the revised heritage statement. It would therefore meet the tests set out in S16 and S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act"), along with the relevant policies in the NPPF and Local Plan.

Conclusion

NO OBJECTION subject to the following conditions to be included on APP/24/00902:

1. No development shall commence until details and / or samples of all external facing materials have been submitted to and agreed in writing by the LPA and used in situ thereafter.

Reason – in the interests of the historic and architectural significance of the designated heritage asset and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM20 of the Havant Borough Local Plan (Allocations)2011 and the National Planning Policy Framework.

2. No development shall commence until details of all new windows and doors to be provided and agreed. Details to include:
 - a) a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set,
 - b) full size glazing bar section (if applicable)
 - c) the method of opening and external finishes.

All work shall be carried out in full accordance with such approval and be retained thereafter.

Reason – in the interests of the historic and architectural significance of the designated heritage asset and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM20 of the Havant Borough Local Plan (Allocations)2011 and the National Planning Policy Framework.