

Havant Borough Council
Heritage Consultation Response

Date – 26/2/2025

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/24/00968

Site Address – Beachlands, 5 Sea Front, HI

Proposal:

Full planning application for the development of 4No commercial units (E Use) and 32No residential units (C3 Use) over 4 floors with associated open space, public realm enhancements, demolition of the existing Beachlands Amusement Arcade Buildings and dwelling and associated works.

Site / Location

The application site

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.

National Planning Policy Framework (revised December 2024)

Chapter 16 of the NPPF relates to **the Historic Environment** including paragraphs 202-221.

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 demolish part of the Beachlands complex, including the amusement arcade and construct 2no. buildings side by side comprising a total of 4no. residential units and 32no. residential units.

To the northwest of the site, there are 2no. Grade II listed buildings – Norfolk Crescent and The Royal Hotel, both of which were building in the early C18. These buildings are within the wider setting of the application site however, they are positioned within the context of development fronting the sea front, which mainly comprises mid-rise residential development

The existing arcade building dates back to the mid C20 and is not considered to be of any particular architectural merit, nor is it located within a designated conservation area. Therefore, there is no objection in principle to its demolition from a heritage perspective. With regards to the proposed scheme, this is of a high-quality, coastal influenced, architectural design incorporating a covered boardwalk and commercial units along with the residential units. It is considered to be an architectural improvement to what is currently located on the site, which if viewed in context with the setting of the listed building, would diminish this level of existing harm.

Overall, it is considered that the proposal would not result in harm to the significance (as formed by their settings) of the nearby listed buildings. I would suggest a materials condition to ensure the materials used are high quality and do not detract from the settings of the listed buildings.

Conclusion

NO OBJECTION