

History

The present building was erected in 1889 to designs by Alfred Edwin Stallard (1861-1953). It replaced an earlier public house named the Miller's Arms, demolished on the widening of the road junction. The pub's name acknowledges an earlier coaching inn of the same name, but on a different site on East Street. (The earlier inn was one of seven Havant inns recorded in 1784, and was demolished in 1888). Stallard was a prolific local architect whose many Havant buildings include the War Memorial (1922, Grade II) and Congregational Church (1891). He was appointed Surveyor to Havant Rural Sanitary District in 1891. The building remains in use as a public house at the time of writing (2014).

Details

Public house, 1889 by Alfred Edwin Stallard, designed after the manner of R. Norman Shaw.

MATERIALS Construction is of red brick in English bond with terracotta dressings, applied half-timbered gables and tiled roofs.

PLAN The White Hart is a corner pub of two-and-a-half storeys. The original plan is unclear, but may have comprised two principal spaces, a main tap room entered from the corner entrance, and a saloon or parlour accessed from North Street. The corner entrance is not presently in use, and the central window on East Street has been enlarged into a door, whereas the original entrance on North Street remains. The ground floor interior presently comprises a single space served by a panelled public bar. Access to the upper floors is gained from a double flight staircase to the north.

EXTERIOR East and North Streets have almost identical fronts of three bays, separated by a canted and recessed corner bay. Wide and narrow bays are alternated, with the former receiving more elaborate architectural treatment. There is a continuous plinth and string courses at sill and first-floor levels. Ground-floor openings have a three-centred arch with gauged voussoirs and a continuous hood-mould. The outer bays have recessed, three-light casement windows with a geometric pattern of glazing bars above the transom. Beneath the windows are decorative terracotta panels in the Jacobethan manner.

The second floor is tile hung with upper courses in a fishscale pattern. The corner bay has a terracotta panel below a moulded brick architrave with swan neck pediment. The outer bays have prominent, canted oriel windows of 'Ipswich' type, with margin lights and patterned glazing bars in the heads. The intervening windows are of two transomed lights. Over the oriels, and supported on ornate brackets, are bold gables with plain bargeboards and applied and painted half-timbering. Between the gables are pedimented dormer windows. The roof is covered with red tiles and surmounted by decorative ridge tiles. The end walls have elaborate chimney stacks with corbelled brick courses.

INTERIOR The ground-floor interior presently comprises a single space served by a panelled public bar with barley-twist columns. Walls are either lined to cornice height in panelling or have a matchboard dado. On the ground floor there are cast-iron fireplaces and grates. A double flight staircase to the north has turned newels and balusters.

* Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') it is declared that the later extension that adjoins the original building at its north-east corner is not of special architectural or historic interest.

- 1.3 The building is located within St Faiths Conservation Area as well as the identified Town Centre of Havant (policies CS4 and AL3) and its western elevation where it fronts North Street is designated a primary Frontage (policy AL3). As a former Amusement Centre the lawful use of the ground floor is Sui Generis. There are residential flats on the upper floors, accessed via a pedestrian side alley running between the buildings north elevation and the side of 2 North Street. This side alley also provides a pedestrian access into the ground floor of the application site.
- 1.4 The site lies outside any current or future flood zones.

2 Planning History

96/52764/003 - Single storey rear extension and use of part of first floor as extension to public house. Removal of fire escape and dormer and reinstatement of fenestration, PERM,27/06/1996

96/52764/004 - Relief of Condition 5 of Planning Permission 96/52764/3 to alter roof layout and roof materials, PERM,18/10/1996

95/52764/001 - Single storey rear extension and use of part of first floor as extension to public house, REF,26/07/1995

95/52764/002 - Single storey rear extension and use of part of first floor as extension to public house, WD,27/12/1995

APP/13/01066 - Change of use from Public House (Use Class A4) to Amusement Centre (sui generis) and Bingo Hall (Use Class D2)., PERM,20/12/2013

APP/14/00835 - Conversion of existing first and second floor to form 4No. 1 bedroom flats, UNK,

APP/17/00249 - Conversion of upper floors from single residential unit to form 4No. flats (3No. 1 bedroom, 1No. 2 bedroom flats)., PERM,24/07/2017

APP/17/00250 - Listed Building Consent for conversion of upper floors from single residential unit to form 4No. flats (3No. 1 bedroom, 1No. 2 bedroom flats) and internal alterations., PERM,24/07/2017

APP/17/01088 - Conversion of upper floors from single residential unit to form 4no. 1 bedroom flats and 1no. studio flat (Approved 22/02/2018). Request to Discharge Condition 4 (07.03.2018)., PERM,22/02/2018

APP/17/01104 - Listed Building Consent for conversion of upper floors from single residential unit to form 4No. 1 bedroom flats and 1No. studio flat (Approved 22/02/2018). Request to Discharge Conditions 3, 4, 5, 6, 7, 8, 9, 10 and 11 (07/03/2018)., PERM,22/02/2018

APP/18/00266 - Discharge of Conditions - SEE APP/17/01104 AND APP/17/01088., UNK,

APP/19/00603 - Application for variation of condition 2 of Listed Building Consent APP/17/01104 to vary approved plans., PERM,05/08/2019

APP/19/00613 - Variation of Condition 2 of Planning Permission APP/17/01088 to account for the as built variations requested by Building Inspector., PERM,15/08/2019

APP/23/00350 - Change of use of existing Golden Slots to Convenience Store and part demolition and conversion of outbuildings to 2 No. 2bed apartments plus 2 car spaces., WD,12/07/2023

APP/23/00388 - Listed Building Consent for part demolition and conversion of outbuildings to 2 No. 2bed apartments., WD,12/07/2023

And other current application on the site:

APP/23/00851 - Partial demolition of rear outbuilding to provide alterations and extension of ground floor premises to create 4 no. supported living flats (class C3 (b)) with communal spaces, staff accommodation & refuse and bicycle storage.

3 Proposal

- 3.1 Partial demolition of rear outbuilding to provide alterations and extension of ground floor premises to create 4 no. supported living flats (class C3 (b)) with communal spaces, staff accommodation & refuse and bicycle storage. Listed building conversion to include alterations to internal layout and alterations to external window openings.
- 3.2 Listed Building consent is sought for the works, both internal and external, to enable the development subject of planning application APP/23/00851 to be implemented. That proposal would convert the main ground floor core of the historic building into 2 self-contained 1 bedroom flats, each having direct access from the road via the original pub doors, as well as internal access to a communal social space with staff sleepover area. The rear linking building would be raised in height with a recess/indent in its west facing wall, to allow the formation of 2 further self contained 1 bed flats, each of which would have their living space on the ground floor and bedroom and en-suite in the roofspace, lit and ventilated via rooflights. Rear pedestrian access would be possible to both these flats from The Pallant and within the red lined area at the rear would be 2 parking spaces - only one of which would serve the development - the other is for residents of 5/7 East Street.
- 3.3 Listed Building consent is therefore sought for the demolition of the older brick and tile store at the rear, aswell as part of the more modern link outbuilding. In addition Listed Building Consent is sought for the internal alterations to form the 4 units, aswell as alterations to the window openings.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

St Faith's Conservation Area Appraisal & Management Plan, Part 1 - Introduction, 2007

St Faith's Conservation Area Appraisal & Management Plan, Part 2 - Appraisal, 2007

St Faith's Conservation Area Appraisal & Management Plan, Part 3 - Management Plan, 2007

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Grade 2

Conservation Area: St Faiths

5 **Statutory and Non Statutory Consultations**

Conservation Officer - on Original submission

Site

The application site is located at the crossroads in Havant town centre and on the corner junction of North Street and East Street. The site comprises a 2 ½ storey building of historic construction known as the White Hart Public House. The building was listed in 2017 by Historic England listing for the following reason:

*'The White Hart of 1889 by Alfred Edwin Stallard is listed at Grade II for the following principal reasons: * Architectural interest: an exuberant example of a late-Victorian corner pub designed by a noted local architect; the exterior combines vernacular elements with polite features associated with the Queen Anne revival; * Group value: the White Hart has strong group value with the Grade II listed Havant War Memorial, also designed by A.E. Stallard, and with St Faith's Church (Grade II*)'.*

The building is constructed from red brick in an English bond with terracotta dressings, applied half timbered gables and a clay tiled roof. The building comprises 2 ½ storey, with access to the upper floors being located on a separate staircase to the north of the building. The building previously had a corner entrance but this has not been in use for some time and separate entrance doors on North Street and East Street. As described in the listing:

'East and North Streets have almost identical fronts of three bays, separated by a canted and recessed corner bay. Wide and narrow bays are alternated, with the former receiving more elaborate architectural treatment. There is a continuous plinth and string courses at sill and first-floor levels. Ground-floor openings have a three-centred arch with gauged voussoirs and a continuous hoodmould. The outer bays have recessed, three-light casement windows with a geometric pattern of glazing bars above the transom. Beneath the windows are decorative terracotta panels in the Jacobethan manner'.

The building retains the original windows on the front façades which are decorative, painted, timber framed, single glazed windows. At ground floor, the windows and doors are set in decorative, gauged voussoirs. Each window and door has a curved, top section of glazing with a unique framing design. On the windows, the central top pane is capable of being opened, although these are currently fixed shut. Beneath each window is a recessed brick, decorative panel.

Further to this, there is a building attached to the northeast corner of the listed building which is linked internally by a punctuation in the north wall. This is a relatively modern building and not of any historical merit. Attached to the northeast of this link building, is a further building which would have originally been an outbuilding, but now attached to the link building. The façade which is visible from the rear of the site shows this brickwork to be more historic in character and with a different, style of clay tile roof. Given its historic character, this is considered to be a non-historic heritage asset, however it is noted that it is not in an overly good state of repair.

Proposal

Partial demolition of rear outbuilding to provide alterations and extension of ground floor premises to create 4 no. supported living flats (class c3 (b)) with communal spaces, staff accommodation & refuse and bicycle storage.

Legislative and Policy Context:

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

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 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to 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.

The need for the decision taker to attach considerable or special weight to the desirability of preserving the setting of listed buildings has been reinforced through two recent high court decisions of: Barnwell Manor Wind Energy Limited vs. East Northamptonshire District Council et al (2014); and North Norfolk District Council vs. DCLG and Mack (2014). The above statute and its subsequent and consistent interpretation in recent high court decision emphasises the need for the policies of the NPPF to be implemented whilst always having regard to the need to give special or greater weight to the preservation of the setting of a listed building.

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.

NPPF The revised NPPF (December 2023) sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs:

195. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

202. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

203. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

205. 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.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- (a) the nature of the heritage asset prevents all reasonable uses of the site; and
- (b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- (c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- (d) the harm or loss is outweighed by the benefit of bringing the site back into use.

208. 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.

Local Plan

Local planning policy comprises the adopted Havant Borough Local Plan Core Strategy 2011, along with the Allocations Plan 2014. With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

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 (1a) of the Core Strategy states '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:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.

Policy DM20 of the Allocations Plan 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 building has been vacant since 2018 however, the first and second floors remain occupied under residential use. The planning application provides evidence that the site is not viable to continue as a commercial use following a period of unsuccessful marketing. An application was made in 2023 for a change of use to a convenience store however, this was withdrawn due to concerns raised by the Highways Authority. The condition of the building is visibility deteriorating, particularly on the external façade facing into North Street and East Street and whilst is regrettable that it is not longer viable as its original use as a public house, a new residential use would bring the building back into use, therefore securing its future longevity.

The proposal is to convert the main core of the historic building into residential accommodation comprising 2no. units, with a further 2no. units being provided within an extension to the outbuilding following the demolition of the non-designated heritage asset and part of the modern link building both located at the rear of the site.

With regards to the internal conversion, the subdivision will comprise several new stud walls to facilitate the subdivision of the space to form 2no. units, a social space. Existing chimney stacks are to remain in situ. Overall, there is no objection to the proposed subdivision of the space however, the plans are lacking in detail on the following elements:

- Ceiling heights as part of conversion – is insulation / sound proofing being proposed? If so, what type?
- Any further insulation being proposed? If so, what type?
- Are the existing vents to be replaced? If so, with what?
- Are any new vents proposed? If so where and what type?
- Will all existing window and door architraves be visible internally? The plans show stud walls cutting off certain parts of the frames – can this be clarified please?
- In the 'Social' space, it is unclear if the section of new wall abutting the chimney breast is a wall, screen or railing – please clarify?
- Is there to be a method statement for internal and external repair including a schedule of works? i.e. particularly the windows which are all currently fixed shut?

With regards to the new extension, the loss of the existing extensions is not deemed to be harmful to the significance of the main heritage asset. The proposed design of the new extension has a similar character to the main building with a pitched tiled roof. The existing porch entrance on North Street will also be extended forward. Overall, the main extension is not considered to result in harm to the main heritage asset subject to the use of high quality, appropriate materials. The existing extensions both feature slate tiles and it will be expected that this material is brought forward with the new extensions. The use of synthetic slate will not be supported given the attachment of the building to a designated heritage asset. Therefore, the proposal to use a 'Cembrit Westerland Slate' tile is not appropriate. Further details will be required for the following materials – these can be provided pre-determination, or via a planning condition:

- External materials samples and / or details
- Details of all new windows / doors / roof lights – please note uPVC frames will not be supported.

Conclusion

HOLDING OBJECTION – subject to the clarification on the above points / submission of further information as highlighted.

Following submission of Amended Details:

Further details have been submitted in respect of the above which are as follows:

Ceiling heights:

Plans have now been submitted which show that approximately half of the floor area of the main listed building, propose to lower the ceiling heights to allow for internal ventilation duct work and rockwool insulation (200mm) to be installed and then concealed. The ceiling heights around the windows and doors will be mostly retained, other than 300mm (approx.) to allow for insulation (not ductwork). Overall, whilst the lowering of the ceiling heights in part of the building is not ideal, the height of the original space can still be retained, particularly around the windows and doors. This would result in less than substantial harm at the lower end of the scale.

Air vents (internal and external façade):

Some external air vents are to be bricked up, details of this will be required which can be dealt with at condition stage.

Existing windows and architraves internally:

These are to be retained and plans have been submitted to reflect this retention.

Secondary glazing:

Secondary glazing will be required for noise reduction purposes. As the windows are a fairly unique design and shape, it is very likely that bespoke secondary glazing will be needed. Details of this need to be provided but can be requested at condition stage.

Method statement for repair (internal and external): (signage, repair work to brickwork, guttering, carriage lights, painting etc:

This will need to be provided to ensure that the new use of the building seeks to repair and retain important features. This can be conditioned.

External materials for new extension (roof tiles):

These can be requested via condition.

Conclusion -

NO OBJECTION subject to the following conditions: -

1. Prior to installation, details of all secondary glazing to be provided and agreed in writing.

Reason – in the interests of protecting the architectural significance of the designated heritage asset.

2. Details and / or samples of all new external materials to be used on the new extensions hereby approved, including finish colour of render panels, to be submitted prior to above ground construction.

Reason – in the interests of protecting the architectural significance of the designated heritage asset and character of the St Faiths Conservation Area.

3. Details of any new windows and external doors (including roof lights) to be provided and agreed prior to above ground construction. 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,
- 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 protecting the architectural significance of the designated heritage asset and character of the St Faiths Conservation Area.

4. Prior to above ground construction, a detailed method statement outlining the repair to the external façades of the main listed building incorporating the elements listed below, shall be provided and agreed in writing by the LPA:

1. Repair and renovation of each individual door and window, including details of paint finish.
2. Repair to or removal of any existing signage and details for making good the façade.
3. Details of repairs to external brickwork, carriage lights, voussoirs, guttering where required.

Reason – in the interests of protecting the architectural significance of the designated heritage asset and character of the St Faiths Conservation Area.

FURTHER RESPONSE FOLLOWING FURTHER RESPONSE ON 18/6/24 AND ORIGINAL RESPONSE ON 21/2/24) FOLLOWING THE SUBMISSION OF AMENDED PLANS / ADDITIONAL DETAILS _

Since the previous response (18/6/24), further details have been submitted including:

- Secondary glazing details
- Retention of window / door architraves in connection with the secondary glazing.

The secondary glazing details provided are deemed to be acceptable in that they would not result in harm to the hertiage asset as the existing windows and internal architraves will be retained and the design of the glazing will not detract from the significance of the building. Further details are still outstanding including a method statement for the external repair of the ground floor, front facades and external materials required for the new building at the rear, however these can be secured and agreed at condition stage.

Final Summary following submission of all further details (subject to those to be secured by condition) _

Overall, the proposal to convert the ground floor of the main listed building, into residential accommodation, would result in less than substantial harm to the designated heritage asset, due to the subdivision of the internal space and the loss of some original ceiling heights. However, this harm is at the lower end of the scale as the architectural features which retain the most significance, will be retained.

As required by the NPPF, para 208, 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. The public benefits here include bringing a vacant and deteriorating listed building back into viable use therefore securing its longevity and future care. Whilst this is not a heritage consideration, the proposal would also provide specialist residential units in a sustainable location.

It has already been deemed in the response dated 21/2/2024 that overall, subject to the approval of suitable materials, the proposed extension would not result in harm to the main listed building or the St Faiths Conservation Area.

Part of the building to be demolished is a non-designated heritage asset. However, this building is of a basic construction and is in structurally poor repair. Its loss would result in less than substantial harm at the very low of the scale and would not result in harm to the St Faiths Conservation Area as its contribution in terms of contributing to the special character of the conservation area, is very low.

Conclusion _

1. Conversion of the main listed building to residential accommodation – less than substantial harm at the lower end of the scale.
2. Loss of the NDHA – less than substantial harm at the lower end of the scale.
3. New extensions to the rear of the building and porch onto North Street – no harm subject to agreed materials
4. Impact on the St Faiths Conservation (a designated hertiage asset) – less than significant harm from loss of NDHA, no harm from new extension and no harm from the conversion of listed building.

Conditions Recommended - see full response for details.

County Archaeologist

The site lies within the historic core of Havant and within an area of high archaeological importance. This area of Havant has been settled since at least the Roman period, with projected course of a Roman road either passing through, or close to, the site. Recent archaeological investigations at the neighbouring site revealed in situ archaeological remains dating to the Roman period. It is likely that important archaeological remains relating to the development of Havant are located beneath the property. These origins are likely to include Roman settlement (likely focused on the nearby crossroad of two Roman roads), and Saxon and medieval development of the town.

I would draw your attention to the Heritage Statement (AB Heritage 2023), that has been submitted in support of this application, which addresses archaeological matters. The document acknowledges the site's archaeological potential and assesses the following possible archaeological impacts of the proposal (para 6.2.6 and 6.3.4):

'The demolition and landscaping in general may expose or disturb buried archaeological features, and this would be most likely in the area to the rear where the smaller outbuilding is earmarked for demolition and for the proposed parking spaces. Other groundworks for the new North Street extension for instance, are likely to be in areas previously disturbed and affected by the late 19th century road works and rebuilding.'

'The demolition and landscaping could adversely affect the condition of buried Roman remains, similar to those uncovered in 2021'

The document concludes (para 7.1.2):

'The proposals for the 1 East Street include a small degree of groundworks, but there is a medium potential to disturb significant remains. It is therefore recommended that all groundworks associated with this application are monitored and recorded by a qualified and experienced archaeologist.'

I support the assessment of archaeological matters in the heritage statement and endorse the document to the planning authority. Whilst there is the potential for some limited archaeological impact, I do not believe that this represents an overriding concern. I agree with the heritage statement that archaeological monitoring of groundworks would be an appropriate response. I would therefore recommend that a suitably worded condition be added to any planning permission granted. This condition should secure the implementation of a programme of archaeological monitoring (watching brief), in accordance with a submitted and approved written scheme of investigation.

Historic England

We do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 114

Number of site notices: 1

Statutory advertisement: 12/01/2024

Number of representations received: **4 representations in total - 1 objection; 2 neutral and 1 support:**

Comment	Officer Comment
Objections:	
what is meant by 'supported living'? It's a term that conjures up positive and needed accommodation for those in need. If this 'supported living' is more of what's above Cubbit & West, supported living/halfway accommodation for drug addicts etc, I very much object to this. Already the flats on this crossroads (more recently above this planned development too) have hugely brought down the area, boarded windows and heavy police presence at times. We want to try and elevate the area. Not bring it down even further for a quick and easy buck	Social Housing with specialist assistance to facilitate independent living for younger adults who need some element of care/support Noted - see APP/23/00851
Neutral comment:	
<u>on behalf of Havant Climate Alliance and Havant Friends of the Earth:</u> - support the renovation of the grade 2 Listed building & development of this brownfield site; But flats look too small for wheelchair users; lack of outdoor space for relaxing may be an issue; perhaps non-supported living flats at an affordable rent should be considered instead? provision of bike storage and central town location good for access but residents may need specialist transport so room is needed for a minibus or similar; Grade 2 LB should be converted sensitively to heritage with high standard both internally and externally; insulation to highest BREEAM rating should be used; to minimise carbon emissions heating should be via air source heat pumps; secondary glazing needed for flats 3 & 4 for insulation and to reduce traffic noise; solar panels or solar thermal should be included on the new roof;	<i>All comments as per APP/23/00851</i> Noted Meet Nationally Described Space Standards and will have to comply with relevant parts of Building Regs for accessibility Parking space at rear car sized only but shared rear access does provide adequate space for emergency & refuse vehicles & could therefore accommodate a minibus BREEAM not relevant to residential uses; secondary glazing to be provided & conditioned solar panels not shown at this stage and would need separate LB consent

bird and bat boxes, and/or swift bricks should be included.	Noted
<u>On Amended plans:</u> The updated plans show no showers in living Units 1 and 2, although toilets and wash basins are shown. Clearly this is unacceptable. The updated plans show 3 trees along the outside entrance to external flats, to the north of the main building. Are these already in place, in which case can they remain? Or is it proposed to plant trees here. It might make for a more pleasant outside space for residents to sit	Author misunderstood plans - showers are shown Author misunderstood plans - no trees on site or proposed
Support - from Councillor Munday	
I am in favour of this proposal because it makes useful use of a currently unused space and increases our housing stock. We particularly need small flats such as these. I also think that improvements to the windows will make the street scene improve.	Noted

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon Listed Building and character of Conservation Area

(i) Principle of development

7.2 The site affects a Listed Building and lies within a Conservation Area, and as such Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are relevant to the determination of this application requiring special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest, as well as the desirability of preserving or enhancing the character or appearance of a conservation area.

(ii) Impact upon Listed Building and character of Conservation Area

7.3 The Council's Conservation Officer has carefully assessed the proposal in accordance with NPPF guidance and relevant policies and been involved in negotiations throughout the processing of this application. It is considered that the significance of the Listed Building relates to its architectural detailing and external facades, which are noted to be exuberant examples of the late Victorian era having almost identical bays fronting East and North street and the corner, set in decorative, gauged voussoirs.

The feature casement windows are painted, single glazed with geometric glazing bars above the transom. The quality of the external facades and prominent siting on the corner opposite St Faith's church contributes to the group value and setting of the Listed Building and the character and appearance of St Faiths Conservation Area.

- 7.4 It is considered that the proposed conversion of the building to residential accommodation would result in some harm to the significance of the designated heritage asset. The use of false ceiling heights across some of the internal space would disrupt the internal proportions slightly, but the amended plans do retain the original floor to ceiling height around the doors and windows. The proposed insertion of internal partitions, ductwork and insulation etc would all have some harm to the significance of the original salon space of the internal rooms, but it is noted that such work is all reversible and could be removed in the future. All fire places and chimney stacks are to remain.
- 7.5 The secondary glazing details proposed would retain the existing windows and internal architraves such that there would be no harm to the significance of the important windows in the Listed Building facade. Overall it is considered that the harm from the works associated with the conversion of the main listed building would amount to less than substantial. In accordance with paragraph 208 of the NPPF this harm must be weighed against the public benefits of the proposal to secure its optimum viable use. In this instance the Listed Building has been vacant since 2018 and its condition is visibility deteriorating, particularly on the external façade facing into North Street and East Street. The proposed works would bring the building back into a viable use, securing its repair, future care and longevity. It is considered that this represents a clear and convincing justification (as required by paragraph 206 of the NPPF) for the less than substantial harm arising from the conversion works.
- 7.6 It is recognised that further details are required to cover the precise method for repair and renovation of all the doors and windows, removal of old signage, repair to brickwork, carriage lights etc and this can be secured via a method statement condition. In addition further details are required of the grilles or ducts to enable the proposed mechanical ventilation to operate, which can also be secured via condition.
- 7.7 With respect to the proposed demolition at the rear, the original brick outbuilding would be lost and this structure is considered to be a non-designated historic heritage asset. Historic England's listing details note that "*the later extension that adjoins the original building at its north-east corner is not of special architectural or historic interest*". The outbuilding is of basic construction and not in a good state of repair, and its loss is considered less than substantial. Paragraph 209 of the NPPF requires that a balanced judgement be made in respect of any harm to non-designated heritage assets and in this instance its demolition would enable the redevelopment and repair of the core Listed Building which, as noted above, would have public benefits of securing a new viable use. It is considered that these benefits should outweigh the less than substantial harm from the loss of the non-designated heritage asset.
- 7.8 The proposed new walls and extensions, which largely relate to an enlargement of the existing porch which links the side to the rear, and making good the area demolished, together with raising the height of the rear with new roof, are considered to be not harmful to the significance of the heritage asset. The overall design is sympathetic to the main building and the re-use of the existing natural slates has been negotiated.

- 7.9 The significance of St Faiths Conservation Area includes the crossing of two Roman roads with St Faiths Church on one corner representing the focal point for the settlement with the architectural exuberance of buildings highlighting the prosperity of the nineteenth century town. Therefore the application site is important to this setting and history. The site is currently in disrepair and the proposal would result in its external repair and maintenance which would enhance the character and appearance of the conservation area. The loss of the non-designated asset in the form of the store at the rear of the site, would have less than substantial harm on the significance of the conservation area. Overall it is considered that the proposal would enhance St Faith's Conservation Area.
- 7.10 Overall it is considered that the proposed demolition, internal and external works including extension to form 4 supported living flats would bring this disused building back into a viable use. This would result in less than substantial harm to the significance of the Listed building but is clearly and convincingly justified by securing its repair, future care and longevity. A heritage statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations). Following negotiations over certain aspects, it is considered that the amended details are acceptable, meeting the requirements of Policies CS11 and CS16 of the HBLP (Core Strategy), DM20 of the HBLP (Allocations), as well as the statutory duty set out in Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8 Conclusion

- 8.1 It is considered that the proposal would preserve the special historical interest of this Grade II Listed Building and the character and appearance of St Faith's Conservation Area in accordance with Section 16 and 72, the NPPF and Policies CS11, CS16 and DM20. It is therefore considered to be acceptable and is recommended for listed building consent to be granted, subject to conditions.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/23/00852 subject to the following conditions

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The secondary glazing to be provided shall be fitted in accordance with Drawing Numbers 23_201_PW13A; PW12 Rev C; and PW13 and the existing original interior architrave on each aperture shall be re-instated accordingly, prior to the first occupation of any unit and retained thereafter.

Reason: In the interests of protecting the architectural significance of the designated heritage asset to secure a satisfactory and sympathetic form of development and having due regard to policy CS11 of the Havant Borough

Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.

- 3 Prior to first occupation of any unit, a detailed Method Statement outlining the proposed repair to the external façades of the main Listed Building shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include:
1. Repair and renovation of each individual door and window, including details of paint finish (colour and type) and
 - a) an annotated plan at 1:10 showing explanation of repair/renovation.
 - b) detailed explanation of how currently fixed shut windows will be made openable.
 2. Repair to or removal of any existing signage and details for making good of the façade.
 3. Details of repairs to external brick work, carriage lights, voussoirs, guttering where required.

Thereafter all such works shall be completed in full accordance with the approved details.

Reason: In the interests of protecting the architectural significance of the designated heritage asset to secure a satisfactory and sympathetic form of development and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.

- 4 No above ground construction works (other than works of demolition) shall commence until details of the size, siting and design of all new external facing grilles and ducts, including materials, finish and colour, including corresponding elevation plan showing location of all new external grilles and ducts, has been submitted to and approved in writing by the Local Planning Authority. All works shall be carried out in full accordance with such approval and be retained thereafter.

Reason: In the interests of protecting the architectural significance of the designated heritage asset to secure a satisfactory and sympathetic form of development and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.

- 5 Prior to the installation of any internal sprinkler system, full details shall be submitted to and approved in writing by the Local Planning Local Planning Authority. All works shall be carried out in full accordance with such approval and be retained thereafter.

Reason: In the interests of protecting the architectural significance of the designated heritage asset to secure a satisfactory and sympathetic form of development and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.