

Heritage Team Response

Date – 10/5/2023

APP/23/00323 – Footway adj to Langbrook Farm, Langstone Road, Havant

Background

The application site is located on the west side of Langstone Road, close to the boundary hedge for the Langbrook Farm restaurant. This section of Langstone Road is a major feeder road to the Havant roundabout and junction with the A27. To the east of the Langstone Road junction, there is a housing development. This contains mainly modern housing but one of the buildings has heritage value and is designated as a Grade II listed building – the Langstone Hotel.

Proposal

Application for prior approval of proposed 5G telecommunications installation of 17m high slim-line monopole, supporting 6 No. antennas, 2 No. equipment cabinets, 1 No. electric meter cabinet and ancillary development thereto including 1 No. GPS module.

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.

The revised NPPF (July 2021) sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions

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 CP16 (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'.

Assessment

The proposal would be located on the west side of Langstone Road. The site is separated from the closest listed building by the main Langstone Road, a high boundary wall and tree screening. It is not highly visible from the context of the streetscene. Overall, given the distance and intervening development, it is considered that the development would not result in harm to the designated Langstone Hotel and is therefore in accordance with Section 66 of the T&CPA 1990.

Conclusion

NO OBJECTION