

**Heritage Team Response – UPDATE RESPONSE FOLLOWING THE SUBMISSION OF AMENDED PLANS
IN JULY 2023**

Date – 4/10/2023

APP/23/00193 – Land rear of 15 South Street

The previous consultee response raised concerns with the roof extension above No. 15 as follows:

‘Whilst the proposed Twittens Way elevation is supported, an area of concern is the proposed second floor extension to No. 15, which is carried round to corner of the building up to the junction with the three -storey element. Being a corner site, this front and side view is highly prominent within the streetscene and therefore any roof alteration will be highly visible. Given its height, the extension results in an overly bulky structure which is highly visible and results in an overbearing presence along the South Street streetscene. The fenestration arrangement does not relate to the existing No. 15 and overall, the roof extension appears as a bulky, disconnected box. This needs to be reduced in scale and better designed so that integrates with the existing building and does not adversely affect the special character of the conservation area’.

To address this concern, the plans have been amended to remove the zinc finish, mansard roof and replace this with a pitched tiled roof to include 2no. centrally placed, lead dormer windows. The ridge height is higher than the mansard style roof however because of this, the roof slants back at a greater angle. Furthermore, the design is more in keeping with the adjacent building (Grade II listed) which has a clay tile roof, set behind a parapet wall. It would also match the roof of the proposed elevation which faces onto the Twittens. The side facing roof extension features 3no. evenly spaced roof light windows. These should be conservation style roof light windows which sit flush with the roof slope.

Overall, it is considered that this revised roof design is more in keeping with the character of the building and the adjacent hertiage asset and due to the increase roof pitch, is less prominent within the context of the streetscene, which in turn is not harmful to the special character of the conservation area.

With regards to the amendments to the new dwellings, these changes are set out in the cover letter which accompanies the amended plans. These changes are supported and address the previous points of concern.

Overall, the proposal would meet the tests set out in Sections 66 and 72 of the Town and Country Planning (Listed Buildings) Act 1990 and the relevant policies in the NPPF and adopted Local Plan.

Conclusion

NO OBJECTION subject to the following conditions:

1. Samples of all external materials
2. No above ground construction shall start until manufacturers details of the proposed windows (including roof light windows) and external doors have been submitted and approved in writing by the local planning authority. The details to comprise:-
 - 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: To ensure the detailing is appropriate to this key site within the St Faiths Conservation Area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

3. Details of the siting and design of any proposed external meter boxes / metal ducting / flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above ground construction development. The development shall thereafter be carried out in accordance with the approved details.

4.

Reason: To protect the character and appearance of the conservation area having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework