

08/61367/007 - Listed Building Consent for construction of new store on site of existing dilapidated building, and change of use and alterations to provide 2No. first floor flats and 2No. ground floor offices. PERM - 27/11/2008
 APP/13/00215 - Reduce 1No. Yew (T1) to provide 2m clearance from roof of Coach House subject to TPO 1686. PERM - 15/04/2013
 APP/17/00624 - Listed Building application for display of 2No. non-illuminated Notice Board signs attached to exterior of Church House., PERM,04/08/2017
 APP/17/00625 - Display of 2No. non-illuminated Notice Board signs attached to exterior of Church House; 1No. non-illuminated Aluminium 'A' frame folding sign located in front courtyard; 2No. Waterproof banner signs attached to front railings. PERM - 04/08/2017
 APP/17/00785 - Listed Building Consent for installation of a new boiler and an external flue. PERM - 11/10/2017
 APP/18/00911 - Remove epicormic growth on the stem and crown reduce by up to 1m 1No. Yew tree within the conservation area of St Faiths and subject to TPO 1686. PERM - 14/11/2018
 APP/23/00007 - Listed Building Consent for construction of 4no. brick buttresses to rear side of existing brick boundary wall. PERM - 26/05/2023
 APP/23/00006 - Construction of 4no. brick buttresses to rear side of existing brick boundary wall. PERM - 26/05/2023

3 Proposal

Listed Building Consent to (1) remove a c.1970's staircase and replace with a new staircase; (2) install an energy efficient boiler to provide heating and hot water to the Coach House (west wing), including new external flue; (3) reconfiguration of part of first floor space; (4) upgrade part of the existing WC facilities to provide wheelchair accessible washroom facilities.

4 Policy Considerations

National Planning Policy Framework
 Havant Borough Council Borough Design Guide SPD December 2011
 Havant Borough Council Parking SPD July 2016

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

Assessment

The Heritage Statement submitted with the application explains that the coach house has had a variety of uses over the years but is currently in use by the Dynamo theatre group. Internally there have been several alterations to the building. Part of the space still retains the full height with the rafters exposed. The other part is enclosed with a first floor and stud work partitioning with an access door into the main Church House. This first floor is accessed by a set of wooden stairs which are thought to be installed in the 1970's.

The proposed works aim to make the space more user friendly for the theatre group. This includes updating the boiler system and making a new access through to the toilets which are currently inaccessible internally from the coach house and removing some studwork from within the existing bathroom space. No changes are proposed for the exterior of the building. Internally, a new staircase is proposed following the removal of the existing stairs (not historic) and the first-floor space is proposed to be reconfigured with the removal of one stud wall but the insertion of a new ceiling and new stud wall to create sound proofing from the adjacent use (contained within Church House). These reconfiguration works are limited to the section of the coach house which has already been altered and would therefore not affect the area of the building where the original rafters are still exposed. As such, it is considered that no harm will result to the historic or architectural significance of the heritage asset.

Overall, it is considered that the proposed works will not be harmful to the historic or architectural significance of the heritage asset, or the St Faiths Conservation Area.

NO OBJECTION

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: 7

Number of site notices: 1

Statutory advertisement: 17/11/2023

Number of representations received: 0

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 the character and appearance of the Listed Building and Conservation Area
- (iii) Impact upon residential amenity

(i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.
- 7.3 In this case the proposal includes works to a Listed Building and the site is located within the St Faiths Conservation Area. The proposal must therefore be assessed against the relevant parts of the Planning (Listed Buildings and Conservation Areas) Act 1990 and this assessment is made below.

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

- 7.4 The site comprises of a Grade II listed building and therefore particular consideration needs to be given to the historical importance of the building when making a proposal for changes.
- 7.5 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Planning Authorities to have special regard to the desirability of preserving listed building or their setting or any features of special architectural or historic interest which they possess.
- 7.6 The impact of the proposal, on the character and appearance of the Listed Building has been carefully assessed by the Councils Conservation Officer. The proposal relates to removing an 1970's staircase to be replaced with a new staircase; the installation of an energy efficient boiler to provide heating and hot water to the Coach House (west wing), this will include a new external flue; the reconfiguration of part of first floor space; and the upgrading of part of the existing WC facilities to provide wheelchair accessible washroom facilities. It has been considered that it is considered that the proposed works would not be harmful to the historic or architectural significance of the heritage asset, or the St Faiths Conservation Area and the Conservation Officer has raised no objection.
- 7.7 As the site is within the St Faiths Conservation Area and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant. This 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. It is considered that the proposals would preserve the character of the Conservation Area.
- 7.8 Therefore, on balance the proposals are considered to result in negligible harm to the designated heritage asset and would not be visible from the streetscene. On this basis the proposals are acceptable. The proposal is therefore considered to be acceptable, meeting the requirements of Policies CS11, CS16 and DM20 of the HBLP (Core strategy).

(iii) Impact upon residential amenity

- 7.9 Due to the proposed works being internal works with no external works proposed to the Listed Building it is considered the proposal would not have a negative impact upon the surrounding neighbouring properties. It is also noted no objections were made with regards to the proposal.

- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

The proposed works are acceptable in principle, is appropriate in terms of design and its impact on the character of the Listed Building meeting the test set out in Section 66 & 72 of the Town & Country Planning Act 1990 (Listed Buildings and Conservation Areas) and would have a limited and acceptable impact on the neighbouring properties meeting the requirements of Policy CS16 of the HBLP (Core strategy). On this basis the proposals are recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/23/00569 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 25 July 2023
Design, Access and Heritage Statement - Received 25 July 2023
Location and Block Plan - Drawing No. P100 - Received 25 July 2023
Existing Ground Floor Plan - Drawing No. P110 - Received 25 July 2023
Existing First Floor Plan - Drawing No. P111 - Received 25 July 2023
Existing and Proposed South Elevation - Drawing No. P122 - Received 25 July 2023
Proposed Replacement Staircase - Drawing No.23002 -P-130 - Received 01 September 2023
Proposed Ground Floor Plan - Drawing No. 23002-P120-P2 - Received 02 November 2023
Proposed First Floor Plan - Drawing No. 23002-P121-P2 - Received 08 November 2023

Reason: To ensure provision of a satisfactory development.