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Sent: 26 April 2023 13:41
To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>
Subject: Fiscal House - APP/22/01136

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Hi Lesley

Thank you for forwarding this response to me. I have read it in detail and from this can offer the following comments.

From my interpretation of the response, the agent is advising that in raising concerns over the proposed roof design for the office conversion, the heritage response has not taken into consideration the overall character of the conservation area, including other buildings of contemporary design and the nearby BT office building. Whilst it is recognised that the listed building (No. 4 Havant Road) does not feature any fenestration on the rear elevation, its vernacular building form does still contribute and give context to this corner section of the streetscene.

The other buildings mentioned (the Baptist Church and Quay House) are examples of more contemporary architecture however, these were determined under their own merits. The Baptist Church in fact, is not within the conservation area boundary and was refused by the LPA but allowed on appeal. Quay House sits out on a peninsular and does not sit within a streetscene context. The BT Building also sits outside the conservation area boundary and dominates part of Warblington Road. It is unlikely such a building would gain planning approval if were proposed now. Overall, the LPA is not against contemporary design approaches, but each proposal is considered on their own individual merits, based the characteristics of a particular site.

The agent advises that the balcony on the office conversion would have a balustrade and this would be frameless glass. This is noted.

Regarding the proposed three-storey building, the agent advises that the design of this does not take inspiration from the local vernacular but seeks to introduce an interesting element. I reiterate that the LPA is not against contemporary design approaches, but these are considered on their own individual merits. With regards to windows within the proposed 3-storey dwelling, the heritage response was referring to the windows within the building itself, not in comparison to the office conversion.

Kind regards

Rachael

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