
Site Address:	Flat 4, 49 Sea Front, Hayling Island, PO11 0AN		
Proposal:	Replacement of 3 balcony windows with double glazing.		
Application Type:	Full Planning Permission		
Application No:	APP/22/01144	Expiry Date:	28/02/2023
Applicant:	Mr. D Chinn		
Agent:		Case Officer:	Graham Speller
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site comprises a first floor flat, located in a 5-storey mid terrace property at Sea Front, Hayling Island. The terrace is collectively known as Norfolk Terrace or the Crescent and faces onto the Solent.
- 1.2 All of the terrace is Grade II listed, dating back to 1822. The terraces were originally planned and inhabited as grand town houses, however, have long been subdivided into apartments and bedsits for many years.

2 Planning History

74/24423 - Alterations to existing flats to form 5 self contained flats, UNK,20/08/1974
APP/22/00478 - Listed Building Consent for replacement windows and door to original design from ali to softwood., INV,21/09/2022
APP/22/01030 - Listed Building Consent for the replacement of french doors., under consideration

3 Proposal

- 3.1 Replacement of 3 balcony windows with double glazing.
- 3.2 The proposal is to replace the existing frames with timber (painted white) including the installation of double glazing. It is proposed that this is to be slim line style, double glazing with a cavity of 4mm-6mm-4mm, giving a total of 14mm.

4 Policy Considerations

National Planning Policy Framework 2021
Havant Borough Council Borough Design Guide SPD December 2011

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)

Listed Building Grade: II
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

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

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 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 in the following paragraphs:

189. 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.

194. 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.

195. 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.

196. 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.

197. 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.

199. 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.

200. 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.

Historic England Advice

In addition to the advice laid out in the NPPF, Historic England has published planning advice in the form of Good Practice Advice Notes (GPA's) and Historic England Advice Notes (HEANs). Most relevant to this application will be GPA2 – Managing Significance in Decision Taking in the Historic Environment.

GPA2 states at paragraph 4 - 'The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest'. It also advises that an assessment of significance is required as part of the application process including the understanding of the nature of the significance, the extent of that significance and level of significance. Paragraph 11 states 'to accord with the NPPF, the application will need to undertake an assessment of significance to inform the application process an extent necessary to understand the potential impact (positive or negative) of the proposal and the level of thoroughness proportionate to the relative importance of the asset whose fabric or setting affected'.

Local Planning Policies

Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) 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 (High Quality Design) (1a) of the Core Strategy states that "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.

Proposal: _

The proposal is to replace the existing first floor, balcony doors with timber frame replacements and like for like glazing, except the replacements will have double glazing of the slim line design – 4-6-4 (14mm total).

Assessment: _

The proposed replacements would include slim line double glazing. This would not normally be supported however, given the very exposed nature of the south elevation to the coastline elements, there is a justification for enhanced energy efficiency of windows on this elevation and as such, it is considered that an exception can be made in this case. There will be a small degree of harm caused as a result of this change however, such harm can be justified given the wider benefit of energy efficiency it would give to this exposed elevation. This has been the case with recent applications within the former Royal Beach Hotel (the adjacent listed building) and No. 53 Sea Front, whereby slim line double glazing was approved for replacement windows in the south elevations.

Conclusion – NO OBJECTION _

Councillor Brenda Linger - Hayling West

No comments received.

Councillor Clare Satchwell - Hayling West

No comments received.

Councillor Julie Richardson

No comments received.

Developer Services, Southern Water

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS).

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: 41

Number of site notices: At least one site notice exists

Statutory advertisement: 13/01/2023

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) Appropriateness of design and impact on the character of the area and heritage asset
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area; therefore, development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area and heritage asset

7.3 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. As noted by the conservation officer, the proposed replacement windows would include slim line double glazing. However, whilst such a design would not normally be supported, due to the exposed nature of the south elevation to coastline elements there is justification for enhanced energy efficiency of windows in this elevation. In addition, similar proposals have been permitted within the former Royal Beach Hotel (the adjacent listed building). Consequently no objection is raised to the application by the Conservation Officer.

7.4 The design and appearance of the proposal is therefore deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policies CS11 & CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality or heritage asset, and the works would serve to preserve the building in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(iii) Effect on neighbouring properties

7.5 The proposed development amounts to minor alterations which would not result in any adverse impact on the amenities of neighbouring properties.

7.6 Consequently, it is considered that the proposal will not have any unacceptable impact on other residential properties 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

8.1 The design of the proposals would have no unacceptable impact on the neighbours /the visual impact in the locality or the character of the listed building and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01144 subject to the following conditions:

1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning 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:

LOCATION PLAN

ADDITIONAL SITE LOCATION PLAN

FRONT ELEVATION NTS

REVISED WINDOW DETAIL WITH WRITTEN DIMENSION

HERITAGE STATEMENT

Reason: - To ensure provision of a satisfactory development.

3 The external materials used shall be as indicated on the submitted forms and hereby approved plans.

Reason: In the interests of the amenities of the area and having due regard to policies CS11 and CS16 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.

