

Heritage Team Response

Date – 8/3/2023

APP/23/00067

Background

The application site is located in Towers Garden, just off Langstone High Street, within the Langstone Conservation Area. Towers Garden is a small cul-de-sac of 1960's housing. It is covered by an Article 4 Direction which along with other restrictions, removes PD rights including changes to the windows and doors on the front elevations.

Proposal

Retention of replacement front door.

The replacement door is white UPVC with a central vertical glazing panel.

Legislative and Policy Context

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

Section 72 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 Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

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 CP16 (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.

Assessment

Whilst the replacement door does not retain the horizontal glazed sections that the original door had, it does not differentiate too much from the original, to the point whereby it would detract from the uniformity of Towers Garden. It retains a traditional look with a glazing panel and letterbox.

Overall it is considered that the proposal would meet the test set out in Section 72 of the 1990 TCPA and would meet the requirements of the relevant local plan policies.

Conclusion

NO OBJECTION