

Heritage Team Consultation Response

Site – 23 Langstone High Street

Application Reference – APP/21/001157 and APP/21/001158 (LBC)

Proposal - Demolition of existing detached garage and single storey entrance/cloakroom to annexe. Erection of detached garage/garden store, one and a half storey extension and replacement windows and doors to annexe. Replacement vehicle entrance gates and timber fence to part of southern boundary.

Site

23 Langstone High Street (Green Cottage) is a Grade II listed residential cottage which is located within the Langstone Conservation Area. The original part of the building is thought to have dated from the late 16th century and as the heritage statement quite rightly suggests the building is considered of high heritage significance.

Nonetheless the building has seen a number of unsympathetic additions (including prominent flat roof additions and aluminium windows) which detract from this significance.

In 2019, the following works were approved:

Demolition of garden store, corrugated sheet roof store area and attached garage. Demolition of single storey rear extension and erection of two storey rear extension. Single storey extension with slate roof over and flat roofed link following partial demolition of single storey kitchen. Part demolition of two storey flat roofed bathroom, erection of two storey tiled cat slide roof extension and alterations to fenestration. Extend stone garden east facing wall.

These permissions have been implemented and are close to completion.

Proposals

Demolition of existing detached garage and single storey entrance/cloakroom to annexe. Erection of detached garage/garden store, one and a half storey extension and replacement windows and doors to annexe. Replacement vehicle entrance gates and timber fence to part of southern boundary.

Legislative and Policy Background

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.

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.

The need for the decision taker to attach considerable or special weight to the desirability of preserving the setting of listed buildings has been reinforced through two recent high court decisions of: Barnwell Manor Wind Energy Limited vs. East Northamptonshire District Council et al (2014); and North Norfolk District Council vs. DCLG and Mack (2014).

The above statue and its subsequent and consistent interpretation in recent high court decision emphasises the need for the policies of the NPPF to be implemented whilst always having regard to the need to give special or greater weight to the preservation of the setting of a listed building.

The National Planning Policy Framework (NPPF) sets out the policies that the Council must take into account when determining planning applications. The recently published 'Good Practice Advice Notes 1, 2, 3' supercede the PPS 5 Practice Guide which has now been withdrawn by Government. The 'Historic Environment Good Practice Advice in Planning Note 2', states at paragraph 4: 'The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest' and provides at paragraphs 8, 9 and 10 that in order for the Local Planning Authority to make decisions in line with legal requirements, the objectives of the development plan; and, the policy requirements of the NPPF, great importance is placed on understanding the nature, extent and level of the significance of the heritage asset.

The revised NPPF 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:

'184. 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.

189. 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.

190. 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.

191. 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.

192. 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.

Considering potential impacts

193. 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.

194. 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.

Assessment

Demolition of existing detached garage and single storey entrance/cloakroom to annexe. Erection of detached garage/garden store, one and a half storey extension and replacement windows and doors to annexe. Replacement vehicle entrance gates and timber fence to part of southern boundary.

The proposed works in these applications relate to the annexe and garage. The annexe appears to be of a 1960's style design. Whilst it is an annexe forming part of the same site, it is clearly differentiated from the main listed building both physically and in character. The annexe has its own private garden area to the south and front boundary facing into the harbour. Also from within the site, the main listed building has a separate garden area which is enclosed by its own boundary wall and landscaping. The annexe is not physically attached to the modern, wooden clad extension to the listed building.

Compared to the main listed building, the annexe holds significantly less aesthetic value from a heritage perspective. As such, there is no objection to the removal of the flat roof garage or porch to the main annexe building. The proposed extension to the outbuilding is subservient in scale and sedate in design, seeking to not detract from the main listed building. It proposes matching materials to the existing annexe which is supported. The demolition of the garage will remove an unsympathetic addition from the overall site.

With regards to the new detached garage, this will be larger than the existing flat roof structure and will be angled so as to face into the site but set back as far as possible from the main listed building. It is of a modest height with no internal usage of the roof space proposed.

It is proposed to be constructed of base brickwork with timber cladding above and a slate tile roof. The garage doors will be of timber. This will match / tie in with the single storey extension to the main building, approved in the previous application. It will be set off the boundary wall to the south which comprises the rear boundary wall of properties in Coastguard Cottages. This wall is an important feature in the Conservation Area so this separation is important so as not jeopardise its stability. The design is of a traditional form that is still subservient to the annexe structure at its side. The use of slate which is a traditional material is also not unusual in the context of the conservation area.

With regards to the new vehicular entrance gates and replacement timber fence, there is no objection to these.

Overall, the proposed works are not considered to result in harm to the significance of the designated heritage asset and meets the tests set out Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF and relevant Local Plan policies.

Subject to the following conditions the proposals appear to be appropriate.

Conditions:

- 1) Material samples to be submitted
- 2) Window and door details (of new and replacements) 1:20 & 1:50 to be submitted and agreed
- 3) Guttering and downpipe details on new extension and garage building to be submitted and agreed