

Heritage Team Response

Date – 02/3/2021

APP/20/00998– 40 Sinah Lane, Hayling Island

Application site

The site is located in Sinah Lane on Hayling Island. It is characterised by detached dwellings situated within generous plots. The application site is located on the north side of the road with a rear garden which extends down to the Langstone Harbour edge. The house is set back from Sinah Lane and accessed via a long driveway. Another house (40a) has been built within the original front garden.

The site comprises a 3-storey dwelling dating back to the 1930's in a flat roof, square, art deco style. It also includes a separate single storey annexe (with 4 garages, plant room and a self-contained apartment) to the south and single storey summer house located at the northern end of the site, adjacent to the harbour setting.

The application dwelling is one of a group of 4no. 1930s style flat roof houses (40, 40A, 42 and 44 Sinah Lane). No's 42 and 44 Sinah Lane are both Grade II listed houses due to them being designed by the architects Connell, Ward and Lucas in 1934. They are both notable as two early examples of concrete homes within the UK in the early 1930's.

No. 40 and 40a are not listed as whilst they have a similar appearance to No's 42 and 44, they are constructed of brick and timber joist and not concrete. Their architectural interest therefore does not warrant statutory listing.

Proposal

The proposal is to demolish the existing dwelling and outbuildings and construct a replacement dwelling, annex / garage building and summerhouse. The new buildings will have a slightly larger footprint than the existing but largely similar in height and scale (main dwelling will be slightly higher). However, it is noted that the existing house has permissions for extensions which have not been implemented. If these had been, then the new house would have a smaller footprint than the existing.

Legislative and Policy Context

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

Legislation

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.

Historic England Planning Advice Notes

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.

National Planning Policy Framework

The revised NPPF (February 2019) 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:

Paragraph 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.

Paragraph 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.

Paragraph 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.

Paragraph 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.

Paragraph 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

Paragraph 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.

Paragraph 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.

Havant Borough Council Local Plan

With regards to local planning policy, the following policies are relevant:

Policy CS11 of the Core Strategy 2011 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

Policy CS11 of the Core Strategy 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 of the Core Strategy 2011 (High Quality Design)

Policy CS16 (1a) of the Core Strategy states '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 2014 (Historic Assets)

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.

Emerging Policy in the Emerging Local Plan

Policy E13 (Historic Environment and Heritage Assets)

Heritage assets are an irreplaceable resource and consequently great weight will be given to their conservation. Development proposals should, in the first instance, avoid any harm to or loss of the significance of assets and any harm or loss considered unavoidable will require clear and convincing justification, irrespective of the level of that harm.

Assessment

A Heritage Assessment has been submitted with the application, which sets out the significance of the adjacent heritage assets which also includes their settings and assesses the impact of the proposal on that significance. The submission of this assessment accords with Para 189 of the NNPF and Local Plan Policy DM20.

With regards to the wider setting of the adjacent listed building at No. 42, this already includes the existing dwelling at No. 40 and outbuildings and No. 40a to the immediate east. There has also been a 2016 approval to subdivide the plot of No. 42 for a new dwelling in the rear of the garden.

It was felt at the time of determination of that application, that the new dwelling would be a sufficient distance away from the listed building to allow it to retain its setting, without having a harmful impact upon its significance.

The application proposal is akin to a like for like replacement of the existing buildings on site. It will retain the flat roof, 1930's style design and be built within relatively the same position within the plot. It will have an increase in overall height and the existing western wing will be larger, (although similar in size to the approved extension of the west elevation). However, the dwelling will be set further into the plot (so further back from No. 42). The outbuildings will be in relatively the same position and of similar designs to the existing.

Overall, subject to acceptability of high quality materials, it is considered that the proposed development would not have a harm impact on the significance (including its setting) of the adjacent heritage asset.

Conditions:

1. Material samples and / or technical details of all external materials to be submitted and agreed prior to above ground construction.

Conclusion – No Objection

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