
Site Address:	Flat 7, Royal Apartments, 31 Sea Front, Hayling Island, PO11 0AD		
Proposal:	Listed Building consent for replacement of 2No. south-facing sash windows.		
Application No:	APP/20/00783	Expiry Date:	11/12/2020
Applicant:	Mr Baily	Case Officer:	Denise Sheath
Agent:			
Ward:	Hayling West		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The site lies on the southern coast of Hayling Island, accessed from Seafront Road, running east – west. The block of three storey apartments to which Flat 7 belongs have open views of the Beachlands foreshore area and the Solent. The building itself is Grade II listed and is built in a Georgian style. Formerly a Hotel the building is now used as residential apartments.

2 Planning History

APP/11/01519 - Replacement of existing window with french doors and replacement of existing door with window on ground floor of the south elevation., PERM,14/12/2011

APP/11/01558 - Listed Building Consent for replacement of existing window with french doors and replacement of existing door with window on ground floor of the south elevation., PERM,14/12/2011

APP/11/01755 - Listed Building Consent for installation of window at first floor to north elevation., PERM,06/01/2012

APP/14/01233 - Unauthorised Installation of double glazed UPVC windows., NFA,27/11/2014

APP/16/00225 - New terrace with boundary walls and alterations to access ramp., PERM,21/04/2016

APP/16/00226 - Listed Building Consent for new terrace with boundary walls and alterations to access ramp., PERM,21/04/2016

APP/16/01299 - Listed Building application for replacement double glazed timber sliding sash windows., PERM,16/02/2017

3 Proposal

Listed Building consent for replacement of 2No. south-facing sash windows.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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: Grade 2
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

Site

The site lies on the southern coast of Hayling Island, accessed from Seafront Road, running east – west. The block of three storey apartments to which Flat 7 belongs, have open views of the Beachlands foreshore area and the Solent.

The building itself is Grade II listed and is built in a Georgian style. Formerly a Hotel the building is now used as residential apartments.

Legislative and Policy Context

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.

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

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 (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 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.

Assessment

The general principle is that within the historic envelope windows of appropriate design should be retained and repaired where necessary. Where beyond economic repair or of inappropriate design, replacements should be designed to reflect the architectural character of the building. In order to achieve an appropriate visual appearance and achieve an authentic narrow glazing bar design, single glazed windows are normally needed. Thermal efficiency and condensation issues being addressed though the use of secondary glazing.

Outside the historic core, the objective is to achieve windows of compatible design to complement those within the main building, as appropriate. It is acknowledged, that in new build elements, closer adherence to the current higher thermal standards is needed.

The proposal in this case is to replace the two windows on the south facing elevation which are beyond economic repair being very heavily weather damaged, with new, timber slim double-glazed units to minimise the impact on the window profile.

Normally, the use of slim double glazing would not be supported as this does not truly reflect the historic character of the building and can have a harmful visual impact with inappropriate glazing bar detailing. However, the proposed joinery details have been provided and include full scale drawings of the window profile and they appear to be well designed with full glazing bar, horns and thin frames. Based on this and the other determining factor which is the location of the building and in particular the south elevation in a very exposed position on the coast, the proposal is supported.

Conclusion – No Objection based on submitted plans and joinery details.

Historic England

Thank you for your letter dated 23 October 2020 regarding the above application for planning permission. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions.

6 Community Involvement

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: 10

Number of site notices: 1

Statutory advertisement: 30/10/2020

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) Effect on the Listed Building

(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. Since the site affects a Listed Building, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the determination of this application requiring special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

(ii) Effect on the Listed Building

- 7.3 The impact of the proposal, on the character and appearance of the Listed Building has been carefully assessed by the Councils Conservation Officer. It is noted that generally the works for the provision of double glazed units would not normally be considered to positively contribute to the restoration of the building and could result in harm to the visual impact. However, the proposed joinery details provided including full scale drawings of the window profile appear to be well designed with full glazing bar, horns and thin frames. Based on this and the other determining factor which is the location of the building and in particular the south elevation in a very exposed position on the coast, the proposal is supported. On this basis the proposed replacement windows are acceptable and the Conservation Officer has no objection to these works. The proposal is therefore considered to be acceptable, meeting the requirements of Policies CS11, CS16 and DM20 of the HBLP (Core strategy).

8 Conclusion

- 8.1 The provision of replacement windows to the south facing elevation would preserve the character of the listed building. It is therefore considered to be acceptable and is recommended for listed building consent to be granted, subject to conditions

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/20/00783 subject to the following conditions

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) 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:

Heritage Statement - Received 17 September 2020
Location Plan - Received 17 September 2020
Block Plan - Received 17 September 2020
Window Details Applewood Joinery Ltd dated 16th October 2019
Window Details Plans and Sections Applewood Joinery Ltd dated 22nd January 2020
Floor Plan - Received 16 October 2020

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The replacement windows are to be carried out in full accordance with the details approved in Window Details Applewood Joinery Ltd dated 16th October 2019 Window Details Plans and Sections Applewood Joinery Ltd dated 22nd January 2020.

Reason: For the avoidance of doubt and to ensure the works are in keeping with the buildings architectural and historic interest and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.