

Heritage Team Response

Date – 20/1/21

APP/20/00935 – land rear of 11 East Street, Havant

Background

The application site occupies an area to the rear of buildings facing East Street. This is a tight urban site with many constraints and is key to the wider regeneration of the area.

The site lies within a designated Conservation Area and is adjacent to 10 The Pallant and The Bear Hotel (Grade II Listed).

Planning Permission APP/17/00694 has been granted for the redevelopment of rear of No. 11 East Street to include a mews development of 6no. dwellings.

Proposal

Erection of 6No. 3bed dwellings, with 4 No. car parking spaces (amended scheme to PP APP/17/00694).

Legislative and Policy Background

The site lies within a Conservation Area and adjacent to a listed building, therefore the following legislation and policies are relevant.

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 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 The recently published 'Good Practice Advice Notes 1, 2, 3' supercede the PPS 5 Practice Guide which has now been withdrawn by Government.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 NPPF sets out, in paragraph 17, the 12 core planning principles that local planning authorities should consider in making planning decisions. One of these core principles relates directly to conserving heritage assets, as follows

“Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;”

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 CP16 (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.

Officer Response:

Through a series of negotiations and officer input, the resultant previous scheme (APP/17/00694) was considered to be a successful, high-quality scheme building which would have enhanced this section of the conservation area, thus meeting the test set out in Section 72 of the T&CP Act 1990.

The proposed scheme is similar however, certain changes have been incorporated which unfortunately results in a retrograde design. The massing at either end of the terrace has increased (this may have an adverse impact on the amenity of No. 13 East Street) and the introduction of an off centre, projecting gable section appears ad hoc and disjointed.

It is considered that the revised proposal would have a harmful impact on the conservation area but reason of a contrived design. As submitted, I am not able to support the application due to the reasons given above. My preference would be a return to the previous approval, or a scheme which removes the projecting gable section completely and provides a uniform terrace, preferably with the

massing recued at either end as before. I am happy to comment further if amended plans are submitted which reflect the concerns raised above.

Conclusion

Objection

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