

Heritage Team Response

Date – 04/3/2021

APP/21/00069– 16 Lovedean Lane, Waterlooovile

Application site

The site is located on the north side of Lovedean Lane (No. 16) in Waterlooovile. It comprises a detached bungalow set within a generous plot. Compared to the surrounding residential development, the existing dwelling on the site has some heritage value with the original building dating back to the mid C19 (1844). It was originally constructed as one of two Porter's Lodges at the entrance to the grounds of Keydell House. Keydell House was demolished in the 1968 and the entire estate since redeveloped for housing.

The dwelling is currently unoccupied and has been vacant for some time. It has been altered many times since its original construction. Its main construction is flint and brick walls with yellow brick dressings a pitched roof with red clay peg tiles, a gabled porch with decorative red and yellow brick and exposed painted timbers. There is a small octagonal store area at the rear, which could have previously been used a tack room or larger store. There are also various C20 additions and a conservatory to the east elevation.

Planning History / Building Preservation Notice

An application was submitted in 2020 to demolish the existing dwelling and construct a new one in its place, with a further new dwelling to be constructed in the rear garden. This application resulted in several objections being made with regards to the loss of the bungalow, which is considered to be a local heritage asset given its former association with Keydell House.

To investigate the heritage value further and to establish whether the building was worthy of statutory listing, the Local Planning Authority served a Building Preservation Notice (BPN) which prevented any demolition of the building for six months, or until a request to assess the building for listed by Historic England had been made and determined. This resulted in the withdrawal of the application.

Application for Statutory Listing / HE Decision

Historic England (HE) issued a decision on 6 October 2020. This concluded that after examining all the records and other relevant information and having carefully considered the architectural and historic interest of the building, the criteria for listing are not fulfilled.

The building does not have sufficient architectural or historic interest to qualify for statutory listing. It has undergone a considerable degree of alteration since it was first built, including sizeable additions to the rear and the original internal plan has been significantly altered.

The principal reasons include:

Level of Architectural interest:

- * as a relatively late example of a cottage orné, it lacks the architectural distinction required of lodges of this period to be considered of national significance;
- * while the surviving historic fabric of the lodge has some visual and architectural interest, ultimately the building has been too altered throughout the C20 to meet the criteria for listing.

Level of Historic interest:

* all of the documented historic associations relating to former occupants of the demolished Keydell House are not evident in the surviving fabric of the lodge and amount to local, rather than national, significance.

Local Heritage Value

Whilst it is not worthy of national listing, the building does still hold local heritage value as a non-designated heritage asset because of its connection to the former Keydell Estate.

Whilst it is not a statutory requirement, the Council does hold a list of 'Buildings with Local Historic Interest'. Whilst this offers no formal protection as a statutorily listed building would do, it does highlight the need for the heritage value to be a consideration in the determination of a planning application. The National Planning Policy Framework requires the consideration of all heritage assets to be made in planning decisions, regardless of whether they are designated or not. The building is therefore considered to be a non-designated heritage asset.

As the former gate lodge is now being retained in the revised scheme and awareness of its local heritage value has been highlighted, the need to include it on the local list is less urgent, although this is still scheduled to take place once a review of the Council's local list is underway (subject to resources).

Proposal

The amended scheme seeks to retain and renovate the existing bungalow, subdivide the plot and provide a further dwelling to the rear garden.

The bungalow conversion includes the removal of the later additions to the north elevation and the octagonal flint room on the west elevation. A new single storey extension is proposed on the north elevation. Matching brick work and materials are proposed.

The new dwelling to the rear would be a chalet style bungalow with pitched roof dormer windows.

Legislative and Policy Context

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

The retention of the lodge in the revised scheme as a local heritage asset is fully welcomed. I note that certain elements of the building will be lost, some of which do hold not architectural value. However, the octagonal store room which is architectural interest will be demolished which is regrettable. However, given the building is not worthy of listing, the LPA cannot control the loss of this particular element. On balance, the retention of the lodge is general is still a far more positive outcome for the local history of Waterlooville and to this extent, no objection is raised on heritage grounds.

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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