

Heritage Team Consultation Response

APP/21/00303

Site Address – 70 Havant Road, Hayling Island

Proposal - Listed Building consent for weather protection measures to protect Listed Building to include enlarging and improving existing tile-hanging on gable walls and replacement open porch to kitchen door.

Cottrell Farmhouse is a C18, Grade II listed cottage located on the main Havant Road on Hayling Island.

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 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.

Assessment

The proposal is accompanied by an in-depth Heritage Statement by Listed Building Surveys Ltd, which sets out the background situation of the building including the historic issues with water ingress and how it seeks to address the issues through the proposed development.

The proposal to replace the existing tile hanging with a more appropriate material (handmade clay tile) but cover the whole elevation instead of a small section. The proposal is also to construct an oak frame, clay tile roof, open end porch in place of an existing porch over the kitchen door.

The proposal to replace the hanging tile is supported. The existing tile arrangement is not in character with the main house and appears visually odd being incomplete. The proposed handmade tile is more suitable tile and its appearance across the whole elevation will appear more coherent.

The proposed replacement porch is of a high quality design comprising of high quality materials which would not detract from the significance of the building.

Overall the proposals are not considered to result in harm to the significance of this heritage asset and will in fact seek to enhance it visually. I am supportive of the handmade clay tile proposed in the application and the materials proposed for the porch which are outlined in the application submission.

Conclusion – No Objection

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