

Heritage Team Consultation Response

APP/20/01119

Site Address – 9 Langstone High Street, Langstone, HI

Proposal – Removal of existing chimney stack and rebuild like for like

The property is located on Langstone High Street in the Langstone Conservation Area. It is Grade II listed. The listing description is as follows:

'Irregular terrace. C18. Some interior timber-framing, but the exterior is of the C18, having brick walls, with a roof partly tiled but mostly thatched. 2 storeys (attic to No. 8), 1.3.2.2.1.1.2. windows. Tile roof to 8 and 9, thatch to 10 to 14, with catslide to the rear with dormers, and 1 late C20 dormer to the front of No. 8. No. 8 has red brick walling in Flemish bond with blue headers, 1st floor band, altered openings, plinth, and English bond to the (west) gable; other walling is painted brickwork in Flemish bond, rendered at the ground floor. Sashes to 8, 9, and part of 10, otherwise casements. Old doorways, mostly plain with a sloping hood in small brackets; 8 has a flat canopy on carved brackets, 9 has a wood doorcase with pediment, frieze, thin pilasters, architrave and 6-panelled door: side entrance to No. 14 (in a modernised east gable). Lead fire insurance signs to Nos. 13, and 14'.

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.

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.

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

This proposal relates to the removal and rebuild of a damaged chimney. The heritage statement submitted with the application is very minimal however, a series of photos have been submitted which show the internal and external condition of the chimney. There is also a statement which describes how the works will be carried out and that the bricks will be reused , using a traditional method of construction.

As such, it is not considered that any harm will result to the designated heritage asset as a result of the proposed works. A condition should be included to require that if any new bricks are required, that a sample is submitted and agreed prior to use.

Conclusion – No Objection

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