

Heritage Team Response

Date – 5/3/21

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

UPDATED RESPONSE FOLLOWING THE SUBMISSION OF AMENDED PLANS

Following concerns raised in the previous response, the plans have been amended to reduce the height of the terrace at either end. Also, the projecting gable section has been removed from the front elevation.

With regards to the reduced height sections, the roof is not a full pitch and will incorporate a flat roof element. This is not ideal however on balance, the flat roof sections will not be highly visible in the wider context of the streetscene, or Conservation Area.

Overall it is now considered that as it has been amended accordingly, the scheme can now be supported on heritage grounds. On balance, it meets the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which 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.

Conclusion

No Objection, subject to the following conditions:

1. Notwithstanding what is shown on the approved drawings, or submitted with the application, no above ground construction shall commence until full details, including samples and details of all external materials and finishes have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

2. Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above ground construction development. The development shall thereafter be carried out in accordance with the approved details.

Reason: To protect the character and appearance of the conservation area having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

3. No above ground construction shall start until manufacturers details of the proposed windows (including roof light windows) and external doors have been submitted and approved in writing by the local planning authority. The details to comprise:-
 - a) a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set,
 - b) full size glazing bar section,
 - b) the method of opening and external finishes.

All work shall be carried out in full accordance with such approval and be retained thereafter.

Reason: To ensure the detailing is appropriate to this key site within the St Faiths Conservation Area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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