

Heritage Team Consultation Response

APP/21/00307 and APP/21/00331

Site Address – Flat 8, Royal Apartments, Sea Front, Hayling Island

Proposal - Replacement of existing window with French doors and replacement of existing door with window on ground floor of the south elevation.

The site lies on the southern coast of Hayling Island, accessed from Seafront Road, running east – west. The block of three storey apartments to which Flat 8 belongs, have open views of the Beachlands foreshore area and the Solent. Flat 8 is on the ground floor with a southerly aspect.

The building itself is Grade II listed and is built in a Georgian style. Formerly a Hotel the building is now used as residential apartments.

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

This proposal is a resubmission of a permission and listed building consent from 2011 – APP/21/01558 and APP/21/01557. This was not implemented and therefore further permissions are required. At the time of the previous applications, the CO response was as follows:

'The description is confined to external alterations to the south elevation. The accompanying plans embrace internal alterations which I am assuming form part of an earlier consent. My comments solely relate to the window changes. No internal inspection has been made.

No objection in principle to proposed work. The architectural character of the building will not be significantly altered – an asymmetrical arrangement already exists with the current door opening and standard door. Overall proposals are an improvement.

Although replacement sealed double glazed units would not as a rule be supported, accept use in conjunction with fully glazed doors given exposed site and increase in glazing. However, this is conditional on the use of a true slender glazing bar to replicate that used in the sashes rather than the much heavier sections used in the single storey western extension. From my rough measurement this is 20mm (as opposed to 40mm bar in the present doors).

This is not likely to be achievable with the 4/12/4 double glazed units proposed. The application needs to be supplemented by a full size glazing bar section. The appropriate section can be achieved using slimlite, histoglass or similar. I attach an example of the type of glazing bar detail that would be appropriate here. This would need to be finished with a mastic (putty substitute) not a timber bead to provide the appropriate crispness'.

The response from a heritage perspective remains the same as before. I note that the same plans have been submitted showing the new doors and relocated window but with replacement double glazing inserted in the 4/4/4 glazing formation. I advise that these plans should be conditioned as before.

Conclusion – No Objection

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