

Heritage Team Response

Date – 15/10/20

APP/20/00369 – 14 East Street, Havant

Background

The site is located in East Street which is located in Havant Town Centre Golden and located within the East Street section of the St Faiths Conservation Area. The building appears on historic maps dating back to the early C19 however, the building is not listed, but is close proximity to several listed buildings.

The site is a detached two-storey building comprising a ground floor commercial unit and residential flats at first floor level and at the rear of the building. The commercial unit has been vacant for some time. The front elevation comprises a glazed shopfront at ground floor level. This shopfront is not particularly historic in its design and is covered with a flat roof canopy. The first-floor element of the building contains two large attractive sash windows. Historic photos in the heritage statement submitted with the application show a balcony was previously in situ where the flat roof canopy currently is. Therefore these windows may have previously been French style doors. Above the windows is a parapet wall with attractive brick detailing.

Several buildings within East Street have converted ground floor retail units into residential units, following the relocation of main town centre uses to Solent Road. This has changed the character of this section of the conservation area to one of more mixed residential / commercial, rather than predominantly commercial.

Legislative and Policy Context

When assessing the proposal, the following legislation and policy context is taken in consideration.

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.

The revised National Planning Policy Framework (NPPF) was published in February 2019 and sets down the policies that the Council must take into account when determining planning applications. The 'Historic Environment Good Practice Advice in Planning Note 2', states at paragraph 4:

'The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest' and provides at paragraphs 8, 9 and 10 that in order for the Local Planning Authority to make decisions in line with legal requirements, the objectives of the development plan; and, the policy requirements of the NPPF, great importance is placed on understanding the nature, extent and level of the significance of the heritage asset.

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:

‘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.

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.

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.

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.

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

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.

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.

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.

Proposal:

The proposal includes the replacement of the commercial shopfront glazing and replacing with a domestic frontage (one large sash style window and entrance door with columns and pediment (canopy)). The design of the new frontage will match that of the fenestration layout at first floor level in a Georgian style design. The first floor is already rendered and painted white. However, the application proposes that the frontage is to be painted grey (Dulux Grey Carraig).

Officer Response:

Compared to some other less successful shop conversions on East Street, this design would create an attractive domestic style frontage which is cohesive with the Georgian style of the building and historic character of the streetscene of East Street. The proportions are well balanced and the overall impact will have a beneficial impact on this section of the conservation area.

I note the colour proposed for the render painted finish and am supportive of this. However, if permission is granted, the following conditions are required:

No work shall commence until full details of the hereby approved new ground floor window and door facing onto East Street have been provided. Such information shall comprise:

- a) 1:20 plan and section of the new door including columns and pediment including materials and paint colour finish*
- b) 1:5 plan of new window frame including glazing bar detail if applicable, material and finished colour*
- d) 1:20 plan and section of window opening with detail of any reconfigured brick header, brick cill and infill below*

The details shall be submitted to and approved in writing by the local planning authority and thereafter carried out in full accordance with such approval and be retained thereafter.

Reason: *In order to safeguard the building's special architectural and historic interest and character of the Conservation Area, in accordance with Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.*

Conclusion

No objection

Rachael McMurray

Senior Conservation Planner