
Site Address: 59 & 61 Langstone Road, Havant, PO9 1RB
Proposal: Listed Building Consent for replacement cottage, Privy style storage building and repointing of front wall. (Amendments to APP/19/00834)
Application No: APP/20/01080 Expiry Date: 11/01/2021
Applicant: Miss White
Agent: Miss Roberts Case Officer: Lesley Wells
Critchley Architecture And
Design (CAAD) Ltd
Ward: St Faiths

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

1.1 59 and 61 Langstone Road were semi-detached two storey dwellings and Grade II Listed Buildings, built in the 18th century. The two properties were listed on 15 November 1974.

1.2 The List Description reads as follows:

'Pair of houses. Late C18. Weather-boarded walls, and tiled roof. Symmetrical front (west) of 2 storeys, and attic, 2 window, ½-hipped roof, 2 hips above the rear extension. Casements. Side entrances, within a small porch on the south side.

1.3 The site falls within the Langstone Conservation Area, and the Chichester Harbour Area of Outstanding Natural Beauty. The site is located on the east side of Langstone Road and the properties are to the front of the site, within a large plot.

1.4 The existing vehicular access is to the south of the site, as is the parking area.

1.5 At the end of 2018 these two dwellings suffered two fires, the latter of which badly damaged the properties, which were vacant at the time and from information received subject to vandalism. On 26/11/19 planning and listed building consent were granted for a replacement cottage, privy style storage building and repointing of front wall under references APP/19/00834 & 837.

1.6 This application should be read in conjunction with the planning application, under reference APP20/01079.

2 Planning History

APP/18/01055 - Listed Building Consent for replacement of external cladding and fitting of replacement windows and external doors and associated internal works to facilitate creation of a single dwelling house from two existing semi-detached properties, UNK,

APP/18/01131 - Replacement of external cladding and fitting of replacement windows and external doors and associated internal works to facilitate creation of a single dwelling house from two existing semi-detached properties, UNK,

APP/19/00177 - PLANNING ENFORCEMENT APPEAL CASE, UNK,

APP/19/00837 - Replacement cottage, Privy style storage building, installation of gates in front wall and repointing of front wall, PERM,26/11/2019
APP/19/00834 - Listed Building Consent for replacement cottage, Privy style storage building and repointing of front wall, PERM,26/11/2019
APP/20/01079 - Replacement cottage, Privy style storage building, installation of gates in front wall and repointing of front wall (Amendments to APP/19/00837)., DEL,

3 Proposal

The proposal is for a replacement cottage, privy style storage building, installation of gates in front wall and repointing of front wall, which is an amendments to APP/19/00837. The amendments to the previous permission/consent are set out a letter dated 10 November 2020 from Critchley Architecture and Design Ltd, which covers the lowering of the ground floor level, repositioning and an additional roof window, chimney stack/cupboard amendment, proposed outer porch door, repositioning of the front boundary wall and proposed roof extension to increase the number of bedrooms from 3 to 4.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Grade 2
Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Building Control - No Objection

Bin storage location to be clarified.

No public sewers on site.

Chichester Harbour Conservancy

No comment.

Conservation Officer - No Objection

Recommendation – No objection

Site and description of works

59 – 61 Langstone Road were a pair of 18th century symmetrical cottages that are Grade II listed and located at the very top (north) of the Langstone Conservation Area. They front onto Langstone Road and are prominent features.

A devastating fire destroyed the buildings on the 18 December 2018. Due to the intensity of the fire very little of the structures are now left. The proposed works are to dismantle the remains of the cottages and rebuild a detached cottage in a form which is sympathetic to the original building.

The proposed applications seek amendments to the proposals already granted under reference APP/19/00834 and 00837. The amendments are as following:

- Lower ground floor level by 150mm
- Roof windows on single story projection to be set lower on the roof slope
- Additional roof window to single storey projection
- Addition of outer door to approved porch
- Repositioning of boundary wall
- Proposed roof extension

Legislation and Policy background

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

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

The need for the decision taker to attach considerable or special weight to the desirability of preserving the setting of listed buildings has been reinforced through two recent high court decisions of: Barnwell Manor Wind Energy Limited vs. East Northamptonshire District Council et al (2014); and North Norfolk District Council vs. DCLG and Mack (2014).

The above statute and its subsequent and consistent interpretation in recent high court decision emphasises the need for the policies of the NPPF to be implemented whilst always having regard to the need to give special or greater weight to the preservation of the setting of a listed building.

The National Planning Policy Framework (NPPF) sets out 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 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

Local Policies

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 development proposals must conserve and enhance the historic assets of Havant

Assessment of Significance

In terms of the significance of 59 -61 Langstone Road as a designated heritage asset, it is considered that the external appearance makes an important contribution to the historic and architectural character of the townscape, exhibiting the original appearance of a restrained and simple form of architecture dating from the 18th century. This design of building is not found elsewhere within the conservation area and makes a very important contribution to the area's character and appearance.

Thus, the external appearance of the building has significance both in terms of historical value and in terms of aesthetic value.

The interior of the cottage was in a poor state of repair. Nonetheless, the form of the original timber framing and weatherboarding were very much evident. The form and function of space within each room and on each floor, would have also contributed to the significance of the asset. The interior elements which contribute to the building's significance do so in terms of historical value and aesthetic value.

The cottages also had significance in terms of the Langstone Conservation Area. Langstone Conservation Area can be characterised as primarily residential, its original commercial raison d'être having been surpassed. There is a strong linear form, with an intricate relationship between tidal water and buildings. Unquestionably 59-61 Langstone Road had a positive impact on the character of the conservation area. The link between the former railway and the cottages also helps to understand the historic development of the area.

Assessment

The application has been submitted with very thorough and commendable documentation that has outlined the significance and condition of the building. This has included:

- Full analysis of the building's condition and a method statement of the approach to recording
- Survey drawings (sections and elevations) of the surviving structure to show its design, configuration and associated fire damaged areas annotated and cross referenced to a condition survey.
- Proposed drawings (sections and elevations) to show the proposed works. These, clearly distinguish and justify works of replacement and renewal. An acceptable material and window schedule has also been included for clarity and avoids the need for further conditions.
- A well detailed and accurate heritage statement.

The proposed amendments are largely minor in nature and will not cause an adverse impact on the historic significance of the cottage. In particular, the lowering of the ground floor alterations to the roof windows, and the addition of a door to the porch will improve the accommodation and how it is used.

The repositioning of the boundary wall will improve access to the site and will not harm the setting of the cottage. Good quality bricks and a lime mortar are proposed to be used which will ensure the rebuilt wall is of the appropriate quality.

The biggest change to the scheme originally approved is the proposed roof extension to the rear. It is proposed that a section of the hip ridges are joined together with a traditional lead flat roof element. This element will slope down to the rear with tiles to match the rest of the roof and a conservation style rooflight. Visually the extension will only be seen from the rear of the property and even then, it would not be seen as an incongruous addition due to the detailing. I note on the amended plans that it states GRP flat roofing rather than the lead mentioned in the heritage cover letter. This needs to be addressed (I would recommend the plans are changed to lead).

Overall, the amendments appear to be well conceived and will ensure that the building is rebuilt following its loss from fire. It was very regrettable losing so much of the structure in the fire. However, it is clear the applicant is trying to re-create the cottages as faithfully as possible whilst also ensuring the building is more viable for modern living standards.

To conclude the recreation of the building is both essential and correct. The scheme respects the importance of the heritage asset whilst providing a more viable use for the space. I therefore have no objection to the scheme.

Conditions:

As per previous permission/consent

Officer comment: an amended plan has been submitted which replaces the GRP flat roofing material with lead.

Councillor D Guest - St Faith's

No comment.

Councillor J Branson - St Faiths

No comment.

Councillor T Pike - St Faith's

No comment.

County Archaeologist - No Objection

There are no archaeological sites currently recorded at this location, although records in the vicinity do indicate that the areas has some archaeological potential. However the development is of modest scale and reusing the footprint of an existing (although damaged) building, which will have compromised any archaeological potential. Accordingly I would not raise any archaeological issues,

Historic England - No Comment

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 9

Number of site notices: Not applicable.

Statutory advertisement: 11/12/2020

Number of representations received: 3

Comment	Officer Comment
Pleas to see that permission has been granted and the re-build can commence. Addition of gates in the front wall would make a delightful, complimentary and practical addition to the property. Very sensitive and carefully thought out design. Support approved.	Noted
Lived next door since November 2002 and have watched the gradual deterioration of the building. Last 5 years spent time chasing large groups of juvenile vandals away. No historical or archaeological objections. Look forward to the re-building process	

7 Planning Considerations

- 7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:
- (i) Impact upon the grade II Listed Building and Langstone Conservation Area
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- 7.2 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.
- 7.3 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.

- 7.4 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.
- 7.5 The Council's Conservation Officer has provided the following comments

Assessment

In terms of the significance of 59 -61 Langstone Road as a designated heritage asset, it is considered that the external appearance makes an important contribution to the historic and architectural character of the townscape, exhibiting the original appearance of a restrained and simple form of architecture dating from the 18th century. This design of building is not found elsewhere within the conservation area and makes a very important contribution to the area's character and appearance. Thus, the external appearance of the building has significance both in terms of historical value and in terms of aesthetic value.

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Conditions:

As per previous permission/consent"

- 7.6 A Schedule of Materials for the proposal has also been agreed with the Conservation Officer, which includes:

Timber framing and painted softwood (pine) feather edged lapped cladding to match original;

Clay tiles 'Keymer ' Priory and Downs Red with 50, 50 random mix;

Natural Oak entrance door and French doors;

Windows: Natural Oak, 6 light casement windows with glazing bars to match windows in original cottages;

Natural Oak posted canopy with reclaimed clay tiles for the roof of the porch; and

Lime mortar would be used for the pointing to the wall at the front.

- 7.7 Consequently, it is considered that the proposal would have a positive impact on the listed building and the Conservation Area, meeting the requirements of Policies CS11 and CS16 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations) and the statutory duty set out in Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

8 **Conclusion**

- 8.1 The proposal would result in a replacement dwelling on the site in lieu of two fire-damaged properties. The proposal would be an appropriate response to the current condition of the fire damaged listed building. Moreover the development would have a positive impact on the Langstone Conservation Area. Therefore, the proposal is considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/20/01080 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design, Access & Heritage Report: Phase V dated November 2019
Letter dated 10 November 2020 from Critchley Architecture and Design Ltd
Method Statement Replacement Cottage dated August 2019
Location Plan - Drawing No. 19008-101 0
Proposed Site Plan - Drawing No. 19008-1130 0
Site Analysis - Drawing No. 19008-102 0
Construction Management Plan - Drawing No. 19008/121 A
Site Plan: Foul Drainage - Drawing No. 19008-122 0
Proposed Ground Floor - Drawing No. 19008 - 430 0
Proposed First Floor Plan - Drawing No. 19008- 431 0
Proposed Second Floor Plan - Drawing No. 19008-432 0
Proposed Elevation - Drawing No. 19008-530 A
Proposed Street Elevation - Drawing No. 19008-531 0
Proposed Longitudinal Section: Draft - Drawing No. 19008-630 0
Proposed Privy Style Store Elevations - Drawing No. 19008-528 A
Proposed Conservation Roof Window - Drawing No. 19008 - 627 0
Proposed Windows W.14 - Drawing No. 19008 - 626 0
Proposed Windows W.12, 15 - Drawing No. 19008 - 625 0
Proposed Windows W.10, 17 - Drawing No. 19008 - 624 0
Proposed Windows W.01, 02, 03, 04, 11, 13 & 16 - Drawing No. 19008 - 623 0
Door D.01 details - Drawing No. 19008 - 622 0
Boarded Entrance Doors - Drawing No. 19008 - 621 0

Reason: To ensure provision of a satisfactory development.

- 3 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.