

Langstone Lodge 1 Langstone High Street, Langstone, PO9 1RY

APP/20/000072 – Replacement windows in south west elevation

Fully delegated decision from Chichester Harbour Conservancy

Recommendation – No objection

I apologise for the delay in getting these comments to you, owing to having to use up annual leave. I appreciate the application has been determined, but wanted the Conservancy's comments to be placed on your records.

It is understood this application was necessary because an Article 4 has removed the relevant rights to otherwise replace windows in the Conservation Area.

I visited the site on 27.2.2020 and had a good look from Langstone Road where the west and to some extent the north elevation are visible. The south elevation is less visible from the High Street.

The Conservancy is pleased that the applicant has replicated the existing glazing bar configuration, with sliding sash operation maintained and whilst timber is to be replaced with white UPVC materials, this property is not Listed (nor even of local interest, despite its prominence on a very large plot, albeit the council considers it should be considered for local listing) and the difference in materials will not be discernible from the public realm.

*Policy framework

NPPF paragraphs - 10-14, 124, 127-131, Chapter 16; **NPPG:** ID's 18a, 26; **Havant Borough Local Plan (Core Strategy) 2011** – CS11-CS12, CS16; **Havant Borough Local Plan (Allocations) 2014** - AL1, DM20; **Draft Havant Borough Local Plan 2036 (Pre-submission version)(2019)** – DR1, E1, E3-E5, E13; **Chichester Harbour AONB Management Plan 2019-2024:** 1-2, 15; **Chichester Harbour Conservancy Planning Principles (adopted 2016)** – 01, 03; **SPG/SPD** – Joint CHAONB SPD (2017) Borough Design Guide (2011); Langstone Conservation Area Character Appraisal Review and Management Plan (2011)

Yours sincerely

Steve Lawrence MRTPI		Chichester Harbour Conservancy
Principal Planning Officer		Harbour Office, Itchenor