

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Grade 2
Conservation Area: Sir George Staunton

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

In principle I have no objection to the proposal however in order to ensure the trees are adequately protected during the course of the work, a tree protection plan and arboricultural method statement should be submitted as some of the work is within and close to the root protection areas of the London Planes.

Conservation Officer, Development Control

Heritage Team Leader:

Following a site visit it is clear that the existing boundary wall is in a poor state of repair in a number of places. There is a distinct lean to the wall with a number of significant cracks running through the structure. It is therefore accepted that the works are required to the wall to ensure its stability and future.

The size of the new brick piers pay regard to the scale of the boundary wall and the materials used will ensure that they match existing materials on the site. The piers are also necessary to ensure the future structural integrity of the wall.

The other works include general repairs, removal of foliage and the replacement of copings. These works are entirely necessary and will ensure the restoration is in a sympathetic manor that will be in keeping with the existing structure.

In conclusion the proposals are appropriate and necessary to ensure the future of this important and historic wall. As I such I fully support the proposals.

Suggested Conditions:

- Material details which should include mortar details (prior to the commencement of work)

6 Community Involvement

Not required for a HCC consultation.

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) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact on the listed building

(iv) Trees

(i) Principle of development

- 7.2 The site lies outside the urban area and in addition Policy CS11 seeks to protect and enhance the environment and heritage of the borough. The proposal comprises the reinstatement of brick piers to the wall. The coping would be repaired to match existing, with mortar used in the reconstruction work.
- 7.3 This proposal affects a Listed Building and the site is located within the Sir George Staunton Conservation Area. The proposals must therefore be assessed against the relevant parts of the Planning (Listed Buildings and Conservation Areas) Act 1990 and this assessment is made below.

(ii) Impact upon the character and appearance of the Conservation Area

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

The proposed brick piers are deemed to be in keeping with the character of the Conservation Area in both scale and material. It is deemed that restoration to the wall is necessary for both the upkeep and safety and would not result in any adverse impact. The works would therefore preserve the character of the Conservation Area.

(iii) Impact upon the Listed Building

Section 66 of the Planning (Listed Buildings and Conservation Area) 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 any special architectural or historic interest when considering whether to grant listed building consent.

This proposal has been considered in detail by the Council's Conservation Officer. It has been noted that there are several cracks and leaning occurring to this historic wall, therefore significant repair works are necessary to retain some stability and structure to the wall for the future. The Council's Conservation Officer has judged that the materials are in keeping with the existing materials on site and that the brick piers are acceptable in scale in relation to the existing wall. It is therefore concluded that the works will effectively preserve the listed building.

(iv) Trees

- 7.5 The Council's Arboricultural Officer has been consulted in regards to any potential impact on trees. They have stated that more information would need to be provided in the form of a tree protection plan, however they have no objection in principle. A condition is therefore recommended to that effect.

8 Conclusion

- 8.1 Havant Borough Council **RAISES NO OBJECTION** in principle to this County Application, subject to appropriate conditions.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **RAISE NO OBJECTION** for application APP/19/01191 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:

701 SHEET 1 OF 3 tree survey
C09277-HCC-ZZ-1000 P1 00 location plan
C09277-HCC-ZZ-1100 P1 00 site plans as proposed
C09277-HCC-ZZ- 2150 P1 00 south wall proposed North elevation
planning and heritage statement received 04.12.2019
Wall repair form received 04.12.2019

Reason: - To ensure provision of a satisfactory development.

- 3 No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to existing trees on the site throughout implementation of the same has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times which such implementation is in progress. Any such tree which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11.2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 4 Construction of the alteration and repair works hereby permitted shall not commence until samples and details of all external facing materials 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 CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.