

Heritage Team Response

Date – 8/1/2020

APP/19/01158 and APP/19/01159 – Saxted House, 5 Tower Street, Emsworth

Background

Saxted House is a Grade II listed building in residential use. It is located on Tower Street in the Emsworth Conservation Area. It has been extended and altered several times over at the rear including an existing modern style extension which has linked the main part of the house with the original outhouses.

Some alterations have occurred internally such as the changes to modern style flooring and the removal of some other original features. However, the layout of the main part of the house, including the frontage, remains in its original Georgian design. The site previously had a much larger plot however, this was subdivided in 2005 to provide a plot for a new dwelling. It still has a reasonable size garden for Emsworth historic core which extends to the south of the dwelling and is enclosed by a traditional style brick wall.

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.

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 development proposals must conserve and enhance the historic assets of Havant.

Proposal:

Listed building consent is being applied for internal alterations and refurbishment of the property including the replacement of bifold doors and the incorporation of 2no. frosted roof lights and the erection of a greenhouse.

More specifically, the proposal includes the following elements:

- Replacement of timber bifold doors on existing modern extension to aluminium doors.
- Modern flooring to be replaced with similar style (wood)
- New shelving and storage
- Existing opening in the middle of kitchen to be enlarged and existing doors removed
- Alterations to layout in modern extension area
- Two new roof lights in the existing pitched roof (GF) on north facing elevation.
- New stud wall and door at FF to create new landing area.
- Alterations to layout at FF level.
- New WC in garage
- New timber frame greenhouse to be located in garden next to western boundary wall

Assessment of proposal

The proposed green house would be constructed of timber, using reclaimed bricks for the base. It is proposed to be a mono pitch roof style, attached to the boundary wall, which is a style well suited for a large Georgian property. Subject to suitable materials being used, this would be acceptable.

The proposed internal works relating to the layout are considered to have a negligible impact on the harm to the significance of the building. The reason being that several alterations to the building have already taken place such as the removal of original flooring, the opening of the rear wall to connect into the rear extension, installation of stud walls at first floor level and therefore no historic fabric would be lost.

The proposal for 2no. roof light windows in the north elevation is acceptable subject to the use of appropriate conservation roof style windows. A condition for this is suggested (see below).

Conclusion

Overall, the proposals are considered to have a negligible impact on the significance of the historic asset and are in accordance with national and local planning policy relating to heritage assets. I am therefore supportive of the applications subject to the following conditions:

1. No work shall commence until new external door details have been provided. Such information to comprise: - 1:20 plan, section and elevations shown in context with the opening within it is set. Details of finishes and the method of opening to be provided. 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.
2. Material samples relating to the hereby approved external greenhouse (including the base brick) to be provided and agreed in writing by the local planning authority.
Reason: In order to safeguard the building's special architectural and historic interest.
3. No work shall commence until manufacturers details of the proposed rooflights, including details of how they sit within the roof, have been submitted and approved in writing by the local planning authority. All work shall be carried out in accordance with such approval.
Reason: To protect the character of the listed building.