

Shared Heritage Services Team response

APP/20/00212

3 London Road, Purbrook

Site:

The application site is located on west side of London Road in Purbrook. It comprises a forecourt for a car sales room. The site shares a boundary with the St John's Conservation Area on the west and south boundaries. There is also a Grade II listed building, No. 7, adjacent to No. 3a London Road and St John's Church just further north of this. Opposite the road, is a new McCarthy and Stone development of apartments.

Legislation:

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.

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:

Given the proximity of the application site to designated heritage assets and to accord with Policy DM20, a Heritage Statement which outlines the significance of such heritage assets and how the proposal will impact that significance, should be provided prior to the determination of the application. Once this has been submitted, further comments on the application can be provided.

Conclusion – Holding objection subject to the submission of a heritage statement

22/4/2020