
Site Address: Eastney Farmhouse, St Peters Road, Hayling Island, PO11
ORT
Proposal: Listed Building application for demolition of existing porch and
construction of replacement porch to Eastney Farmhouse. Replacement fenestration
to ancillary building 'The Pigsty'.
Application No: APP/19/00995 Expiry Date: 02/12/2019
Applicant: Mr & Mrs Griffin
Agent: Miss Roberts Case Officer: Denise Sheath
Critchley Architecture and
Design Ltd
Ward: Hayling East

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

Eastney Farmhouse is a Grade II listed building, first being listed in 1984. The oldest part of the house dates back to 1620. It comprises two storeys with a high ridge and clay tiles. It has dormer windows on both the front and rear elevations. The main property features a small front porch with a pitched roof. In the rear garden, is an ancillary building known as The Pigsty

2 Planning History

96/51439/010 - Listed Building Application for pitched roofs over existing flat roofed dormers to east and west elevations of house and south elevation of piggery (cottage), replace upper windows on house and retile utility room roof, WD,27/07/1996
96/51439/011 - Pitched roofs over existing flat roofed dormers to east and west elevations of house and south elevation of piggery (cottage), WD,05/08/1996
96/51439/012 - Listed Building Application for rebuilding of existing flat roof dormers on east and west elevations and repair of roof of lean to structure on north elevation, PERM,25/10/1996
90/51439/006 - Proposed Chalet Bungalow with integral garage., PERM,
90/51439/007 - Proposed Chalet bungalow., PERM,14/11/1990
93/51439/009 - Replacement of roof light at rear., PERM,21/09/1993

3 Proposal

Listed Building application for demolition of existing porch and construction of replacement porch to Eastney Farmhouse. Replacement fenestration to ancillary building 'The Pigsty'.

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 Local Plan (Allocations) July 2014

Listed Building Grade: Grade 2
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

Background

Eastney Farmhouse is a Grade II listed building, first being listed in 1984. The oldest part of the house dates back to 1620. It comprises two storeys with a high ridge and clay tiles. It has dormer windows on both the front and rear elevations. The main property features a small front porch with a pitched roof. In the rear garden, is an ancillary building known as The Pigsty. Windows in the main property have been replaced over time and now some exist with double glazing.

Legislative and Policy Context

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.

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

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 proposal

In principle, the proposal to replace the porch, which is in poor condition and the windows on both the main house and the Pigsty, is supported. However, the style/design of windows being proposed is of concern.

With regards to replacement windows on heritage style and listed buildings, the Council has specific guidance in the form of 'Windows in Listed Buildings and Conservation Areas Guidance

Note’.

<https://www.easthants.gov.uk/sites/default/files/documents/Windows%20in%20Listed%20Buildings%20and%20Conservation%20Areas%20April%202015.pdf>

Whilst the timber frames are supported, the style of double glazing and glazing bar details is not. The window detail plans show standard stock mouldings which are usually coupled with mass produced timber frame windows. These mouldings show little regards for the subtleties that give the original their unique character and architectural interest. Glazing bars are an important component of a window and its visual character, window designs in historic properties will be expected to utilise true glazing bars. The use of glazing bars sandwiched between layers of glass or stuck on the external faces lack credibility and are not suitable for listed buildings.

The window design referred to above is a result of the style of double glazing proposed. Due to the additional weight and thickness, a standard double-glazed unit is incapable of achieving an authentic glazing bar profile. It is reliant either on an oversized, visually inappropriate glazing bar or playing false bars externally to the glass.

In order to amend the design so that it can be supported by the Heritage team, I advise that the window units are altered to include slim line double glazing which can be used in conjunction with an authentic glazing bar profile capable of taking a crisp putty bead. I appreciate that this may result in a more costly project however, the Council have to heed to the Section 66 of the Planning Act and other relevant national and local planning policy.

Please note – this refers to the main listed building only. The proposed windows are considered to be acceptable. The replacement porch is supported.

Conclusion – Holding objection subject to the submission of amended plans showing slim line double glazing with revised glazing bar details.

Officer Comments:

The Applicant and Agent have confirmed they would like to remove the replacement fenestration for the main dwelling at Eastney Farm House, except that to be used when constructing the replacement porch (Type D.03 drawing No. 19046_618) I have changed the description and report to reflect this change.

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: 1_

Statutory advertisement: 18/10/2019

Number of representations received: 0

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) Appropriateness of design

7.1 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. Since the site

affects a Listed Building, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the determination of this application requiring special regard to

the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

(ii) Effect on the character of the listed building

7.2 The impact of the proposals, on the character and appearance of the Listed Building has been carefully assessed by the Councils Conservation Officer. It is considered that generally the proposed works are considered to positively contribute to the restoration of the building and would result in less than substantial harm to the significance of the building. On this basis the proposed replacement porch is supported and the replacement fenestration to 'The Pigsty' is acceptable and no objection to these works, as they would not harm the character of the Listed Building. The proposal is therefore considered to be acceptable, meeting the requirements of Policies CS11, CS16 and DM20 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

8 Conclusion

8.1 The conservation officer is of the opinion that the proposal preserves the character of this Grade II Listed Building in accordance with Section 66 and Policies CS11 and DM20. It is therefore considered to be acceptable and is recommended for listed building consent to be granted.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/19/00995 subject to the following conditions

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.
Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) 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 and Heritage Statement - Received 07 October 2019
Site Plans - Drawing No. 19046-101 - Received 07 October 2019
Eastney Farmhouse Existing Elevations - Drawing No. 19046-301B - Received 07 October 2019
Eastney Farmhouse Existing Floor Plans - Drawing No. 19046-201D - Received 07 October 2019
Eastney Farmhouse Proposed Elevations - Drawing No. 19046-501A - Received 07 October 2019
Eastney Farmhouse Porch Details (ONLY) - Drawing No. 19046-618A - Received 07 October 2019
'The Pigsty' Existing Elevations - Drawing No. 19046-302A - Received 07 October 2019
'The Pigsty' Existing Floor Plans - Drawing No. 19046-202 - Received 07 October 2019
'The Pigsty' Proposed Elevations - Drawing No. 19046-502A - Received 07 October 2019
'The Pigsty' Proposed Floor Plans - Drawing No. 19046-402 - Received 07 October 2019
Email confirming changes to application - Received 04 December 2019

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.