

Heritage Team Consultation Response

Application Ref: – APP/19/01260

Address: 44-54 West Street, Havant

Proposal:

Variation of plans approved under extant Planning Permission APP/10/00992 (*Demolition of existing shops and flats. Construction of a three storey mixed use building providing 650sqm of retail (Class A1) and 14No. flats with associated car parking (5No. spaces), cycle and bin stores*), as amended by non-material amendment APP/17/01358 - variations relate to revisions to layout and external appearance of building.

Legislation:

The brownfield site is located in West Street in Havant Town Centre. Permission was granted in 2010 for the demolition and the erection of a 3-storey building with commercial uses on the ground floor and flats above. The site has now been cleared in preparation for redevelopment.

The site itself is not within the conservation area boundary but is immediately adjacent to the St Faiths Conservation Area to the south west and the Black Dog Conservation Area to the west. As such, Section 72 of the LB&CA Act is relevant.

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.

Assessment:

The current application seeks to make variations to the previously approved scheme, some of which relate to the external appearance of the building. On the south elevation (the West Street frontage), such alterations include the removal of some features such as brick detail window headers, pitched canopies over windows, the subdivision of shopfront windows and some loss of detailing on the shopfront pilasters and loss of the corbel features and the repositioning of an entrance to the flats on the front West Street frontage. A parapet wall is introduced on the west and east elevations.

Overall the changes are fairly minimal in scale. However, whilst the proposed changes do not result in harm to the adjacent conservation area, I do feel that the loss of certain features as referred to above, dilute the overall quality of the scheme. In particular, I would like to see the shopfront detail retained such as the pilaster detail and corbel detail as shown on the original scheme. With regard to the repositioning of the flats entrance on the front, this is not ideal as it interrupts the flow of shopfronts. However, the entrance does still retain a glazed frontage which is proportionate in size to the others along this frontage and overall, no significant harm will result.

Conclusion:

No objection. Please apply Conditions 2/3/10 from APP/10/00992