
Site Address: 1 East Street, Havant, PO9 1AA
Proposal: Variation of Condition 2 of Planning Permission APP/17/01088 to account for the as built variations requested by Building Inspector.
Application No: APP/19/00613 Expiry Date: 15/08/2019
Applicant: Mr Harris
 Harris and Kane Ltd
Agent: Mr Critchley Case Officer: Lesley Wells
 Critchley Architecture and
 Design Ltd
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

1 East Street, Havant, was the former White Hart Public House, which is located at the corner of North and East Street, Havant in a prominent town centre location. The building retains many attractive features with steeply pitched gables fronting both roads, decorative arched windows at ground floor and bay windows at first floor, attractive brickwork features including decorative panels and tile hanging. The building is designed to address both road frontages and is located within St Faiths Conservation Area. The building has been converted at ground floor level to an Amusement Centre (Sui Generis) and Bingo Hall (Use Class D2), with residential above.

The building was listed Grade II in 2014 with the following list description:

Summary of Building

Public house, 1889 by Alfred Edwin Stallard.

The later extension that adjoins the original building at its north east corner is not of special interest and is excluded from the listing.

Reasons for Designation

The White Hart of 1889 by Alfred Edwin Stallard is listed at Grade II for the following principal reasons: * Architectural interest: an exuberant example of a late-Victorian corner pub designed by a noted local architect; the exterior combines vernacular elements with polite features associated with the Queen Anne revival; * Group value: the White Hart has strong group value with the Grade II-listed Havant War Memorial, also designed by A.E. Stallard, and with St Faith's Church (Grade II*).

History

The present building was erected in 1889 to designs by Alfred Edwin Stallard (1861-1953). It replaced an earlier public house named the Miller's Arms, demolished on the widening of the road junction. The pub's name acknowledges an earlier coaching inn of the same name, but on a different site on East Street. (The earlier inn was one of seven Havant inns recorded in 1784, and was demolished in 1888). Stallard was a prolific local architect whose many Havant buildings include the War Memorial (1922, Grade II) and Congregational Church (1891). He was appointed Surveyor to Havant Rural Sanitary District in 1891. The building remains in use as a public house at the time of writing (2014).

Details

Public house, 1889 by Alfred Edwin Stallard, designed after the manner of R. Norman Shaw.

MATERIALS Construction is of red brick in English bond with terracotta dressings, applied half-timbered gables and tiled roofs.

PLAN The White Hart is a corner pub of two-and-a-half storeys. The original plan is unclear, but may have comprised two principal spaces, a main tap room entered from the corner entrance, and a saloon or parlour accessed from North Street. The corner entrance is not presently in use, and the central window on East Street has been enlarged into a door, whereas the original entrance on North Street remains. The ground floor interior presently comprises a single space served by a panelled public bar. Access to the upper floors is gained from a double flight staircase to the north.

EXTERIOR East and North Streets have almost identical fronts of three bays, separated by a canted and recessed corner bay. Wide and narrow bays are alternated, with the former receiving more elaborate architectural treatment. There is a continuous plinth and string courses at sill and first-floor levels. Ground-floor openings have a three-centred arch with gauged voussoirs and a continuous hood-mould. The outer bays have recessed, three-light casement windows with a geometric pattern of glazing bars above the transom. Beneath the windows are decorative terracotta panels in the Jacobethan manner.

The second floor is tile hung with upper courses in a fishscale pattern. The corner bay has a terracotta panel below a moulded brick architrave with swan neck pediment. The outer bays have prominent, canted oriel windows of 'Ipswich' type, with margin lights and patterned glazing bars in the heads. The intervening windows are of two transomed lights. Over the oriels, and supported on ornate brackets, are bold gables with plain bargeboards and applied and painted half-timbering. Between the gables are pedimented dormer windows. The roof is covered with red tiles and surmounted by decorative ridge tiles. The end walls have elaborate chimney stacks with corbelled brick courses.

INTERIOR The ground-floor interior presently comprises a single space served by a panelled public bar with barley-twist columns. Walls are either lined to cornice height in panelling or have a matchboard dado. On the ground floor there are cast-iron fireplaces and grates. A double flight staircase to the north has turned newels and balusters.

* Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') it is declared that the later extension that adjoins the original building at its north-east corner is not of special architectural or historic interest.

2 Planning History

96/52764/003 - Single storey rear extension and use of part of first floor as extension to public house.

Removal of fire escape and dormer and reinstatement of fenestration
, PERM, 27/06/1996

96/52764/004 - Relief of Condition 5 of Planning Permission 96/52764/3 to alter roof layout and roof materials
, PERM, 18/10/1996

95/52764/001 - Single storey rear extension and use of part of first floor as extension to public house
 , REF,26/07/1995
 95/52764/002 - Single storey rear extension and use of part of first floor as extension to public house
 , WD,27/12/1995
 APP/13/01066 - Change of use from Public House (Use Class A4) to Amusement Centre (sui generis) and Bingo Hall (Use Class D2)., PERM,20/12/2013
 APP/14/00835 - Conversion of existing first and second floor to form 4No. 1 bedroom flats, UNK,
 APP/17/00249 - Conversion of upper floors from single residential unit to form 4No. flats (3No. 1 bedroom, 1No. 2 bedroom flats)., PERM,24/07/2017
 APP/17/00250 - Listed Building Consent for conversion of upper floors from single residential unit to form 4No. flats (3No. 1 bedroom, 1No. 2 bedroom flats) and internal alterations., PERM,24/07/2017
 APP/17/01088 - Conversion of upper floors from single residential unit to form 4no. 1 bedroom flats and 1no. studio flat (Approved 22/02/2018). Request to Discharge Condition 4 (07.03.2018)., PERM,22/02/2018
 APP/17/01104 - Listed Building Consent for conversion of upper floors from single residential unit to form 4No. 1 bedroom flats and 1No. studio flat (Approved 22/02/2018). Request to Discharge Conditions 3, 4, 5, 6, 7, 8, 9, 10 and 11 (07/03/2018)., PERM,22/02/2018
 APP/18/00266 - Discharge of Conditions - SEE APP/17/01104 AND APP/17/01088., UNK,
 APP/19/00603 - Application for variation of condition 2 of Listed Building Consent APP/17/01104 relating to vary approved plans. Permit 05/08/19.
This is the partner application to this planning application.

3 Proposal

Planning permission was granted on 22/2/18 under reference APP/17/01088 for the 'Conversion of upper floors from single residential unit to form 4no. 1 bedroom flats and 1no. studio flat', which has been implemented. The application seeks to vary condition 2 which states:

"The development hereby permitted shall be carried out in accordance with the following approved plans:

Design, Access, Sustainability and Heritage Report: MHC/sar/17094 Received 04.10.2017

Location and Block Plan: Drawing No 17094-101

Proposed Ground Floor Plan: Drawing No 17094-401 Rev D

Proposed First, Second and Roof Plan: Drawing No 17094-405A

Proposed West Elevation Plan: Drawing No 17094-501

Proposed South Elevation Plan: Drawing No 17094-502

Proposed North/Rear Elevations and Generic Section Plan: Drawing No 17094-505 Rev A

Reason: - To ensure provision of a satisfactory development."

The proposal seeks to vary the above condition, to provide for changes required by the Building Inspector and clients during the build stage and due to problem with incorrect measurements at the survey stage. The proposal is retrospective, and the as built variations are:

Common Areas: offset the staircase, an additional skylight, with automatic opening fire ventilation.

Flat 1: revised kitchen and shower room layout, staircase style and hallway configuration and window for ventilation.

Flat 2: revised front door position

Flat 3: revised kitchen and hallway configuration.

Flat 4: revised shower room and bedroom layout and skylight addition in approved roof.

Flat 5: revised bedroom shower and kitchen layout, skylight addition in existing blind dormer

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)
CS16	(High Quality Design)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS4	()
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL3	(Town, District and Local Centres)

Listed Building Grade: Grade II

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

County Archaeologist

There are no archaeological issues that I would wish to raise in this instance.

Historic England

On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are attached.

Principal Conservation Officer

This application has been submitted to regularise built variations at 1 East Street, Havant (Former White Hart PH). The amendments put forward are all relatively minor in nature and do not have an adverse impact on the significance of this Grade II listed

building. However, the details and materials of the new window (point F 1.3) put in for ventilation purposes is not clear. I could also not see the window from the site visit as the gates were locked. From the picture submitted the window looks to have quite chunky framing reminiscent of UPVC which would not be acceptable. I would therefore like the applicant/agent to clarify the details of the window (materials, sections etc) as currently the application lack details to make a full and clear determination.

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: 36

Number of site notices: One

Statutory advertisement: 28/06/2019

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) Principle of development
- (ii) Impact on grade II Listed Building and St Faiths Conservation Area
- (iii) Effect on neighbouring properties
- (iv) Other matters

(i) Principle of development

The principle of the development has already been accepted by the grant of planning permission under reference APP/17/01088. The proposal seeks minor changes to the approved plans. Further development is therefore considered acceptable subject to the usual development control criteria.

(ii) Impact on grade II Listed Building and St Faiths Conservation Area

The site comprises of a Grade II listed building and therefore particular consideration needs to be given to the historical importance of the building when determining a proposal for changes.

Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Planning Authorities to have special regard to the desirability of preserving listed building or their setting or any features of special architectural or historic interest which they possess.

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

The Council's Conservation Consultant has commented on the proposal, and is of the

opinion that the amendments are minor in nature and do not have an adverse impact on the significance of this Grade II listed building. As to the insertion of a window to the rear of the property, an amended plan has been submitted, which confirms it is wooden, the design of which is acceptable and in keeping with this listed building and the conservation area.

Consequently, it is considered that the proposal does not have an adverse impact on the significance of this Grade II listed building, or the character or appearance of the Conservation Area, meeting the requirements of Policies C11, CS16 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations) and the statutory duty set out in Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(iii) Effect on neighbouring properties

The principle of the development has already been accepted by the grant of planning permission. The only external change that may have an impact, is the insertion of a window in the northern elevation, which is high level, to provide light for a bathroom. The insertion of this window is considered acceptable in terms of impacts on surrounding commercial uses which is considered to be minimal.

Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Other matters

Application APP/17/01088 included Solent Recreational Mitigation Scheme contributions and this mitigates the potential impacts on the SPA from recreational visits the contribution requirement has been agreed with the Community Infrastructure Officer. In relation to nutrient neutrality, the current proposal does not increase residential use of the development beyond that previously proposed and approved. The nature of changes have no additional effect and therefore an appropriate assessment is not required in this case.

8 Conclusion

The proposal would not be harmful to the character of the listed building or its setting, or to St. Faith's Conservation Area and would not be detrimental to the occupiers of neighbouring commercial uses. Therefore it is considered to be appropriate and recommended for approval.

As this is an application for a variation of approved plans only (and not an application for a fresh planning permission), it will be necessary to cross-reference the details required in pursuance of the conditions attached to the original Planning Permission APP/17/01088 in this new permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00613 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Planning & Heritage Report dated April 2019
Location & Block Plans - drawing No. 17094-461 0
Ground floor plan - drawing No. 17094-460 0
First & second floor plans - drawing No. 17094-461 0
Roof plan - drawing No. 17094-462 0
West elevation: as built 2019 - drawing No. 17094-560 0
South elevation: as built 2019 - drawing No. 17094-561 0
North elevation: as built 2019 - drawing No. 17094- 562 0
Main staircase details: as built 2019 - drawing No. 17094-660 0
Flat 1 Staircase details: as built 2019 - drawing No. 17094-661 0
F1.3 Window details: 17094-662 0
Reason: - To ensure provision of a satisfactory development.
- 2 The cycle store, servicing and other vehicular access arrangements shown on the approved plan, Drawing No 17094-460 A to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall not be occupied unless and until details of a bin store with a fire resistant design have been submitted to, approved in writing by the Local Planning Authority and provided on site. The bin store shall thereafter be retained and maintained in accordance with the approved details.
Reason: In the interests of amenity and fire safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.