
Site Address:	4 South Street, Havant, PO9 1DA		
Proposal:	Listed building application for removal of internal wall and insertion of supporting oak beam		
Application No:	APP/19/00907	Expiry Date:	08/11/2019
Applicant:	Ms Bakeer		
Agent:	Ms H McCrudden	Case Officer:	Selina Donophy
	PDP Architecture llp		
Ward:	St Faiths		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The property, No. 4 South Street, is situated in South Street Havant within the St Faiths Conservation Area and comprises an end of terrace, two-storey residential dwelling. To the north of the property is a Grade II listed public house – the Old House at Home. No. 4, along with No's 6,8 and 10 form a terrace of Grade II listed buildings. No. 4 has previously been extended following LBC in 2004 for a rear extension and rear dormer window (not implemented).

2 Planning History

04/69391/000 - Listed building consent for single storey rear extension.,
PERM,23/07/2004
APP/19/00918 - Single storey rear extension., ,
APP/19/00919 - Listed building consent for single storey rear extension., DEL,

3 Proposal

Listed building application for removal of internal wall and insertion of supporting oak beam. The proposal in this application is to remove an internal wall and the insertion of a supporting steel. The wall proposed for removal is contained internally however, this was the original external wall prior to the 2004 extension being constructed. This elevation still contains casement style window.

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)

Listed Building Grade: Grade 2
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer

The proposal would result in the loss of the original rear external wall (and casement window) in its entirety and would as a result of its loss, require the insertion of a supporting beam, resulting in further modification of the property. I note that both No's 6 and 8 have similar style extensions however, there is no planning history in relation to this for No. 6. With regards to No. 8, a replacement extension was granted approval in 2015. This proposal did require some removal of historic fabric however, part of the original wall remained in situ and a steel was not required.

The Heritage Statement submitted with the application is very lacking in detail and content and contains no assessment of the significance on the building. Nonetheless, I have concern that the *complete* loss of the original rear wall as proposed would result in harm to the significance of the building and its historical value. The loss of the window is not of such a concern as this is a more modern addition with less historical value.

If the design can be amended so that a portion of the wall can be retained, avoiding the need for a supporting steel, then this proposal could be looked up more favourably.

Comments made by Conservation Officer following the submission of amended plans

It is clear from the amended plans that more of the existing rear wall is to be retained, similar to what was approved at No. 8 South Street back in 2015.

The use of a wooden lintel is always better for a listed building such as this one, as they allow for the movement of a solid wall construction. There is the risk that a steel may stiffen up the structure and could lead to cracking in the future if further movement occurs.

Based on this amended plan and the use of a wooden lintel, I would be able to support the proposal.

Confirmation has been received on 04.11.2019 showing an oak beam shall now be used instead of a steel beam

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: 7

Number of site notices: 1

Statutory advertisement: 27/09/2019

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 upon the character and appearance of the Listed Building
- (iii) Impact upon the character and appearance of the St Faiths Conservation Area

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. This proposal is for Listed Building Consent and the site is located within the St Faiths Conservation Area. The proposals must therefore be assessed against the relevant parts of the Planning (Listed Buildings and Conservation Areas) Act 1990 and this assessment is made below.

(ii) Impact upon the character and appearance of the Listed Building _

Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of any special architectural or historic interest when considering whether to grant listed building consent.

This proposal has been considered in detail by the Councils Conservation Officer. The original proposal included the removal of the entire rear external wall, alongside the addition of a supporting beam, which was deemed harmful, resulting in the removal of much historic fabric. This has since been amended so that a portion of the wall has been retained alongside the use of an oak beam which would be far less damaging to this Grade II listed building. It is therefore considered that the proposed development would preserve the character and setting of the listed building.

(iii) Impact upon the character and appearance of the St Faiths Conservation Area _

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In this case there are no external changes proposed and the character and appearance of the St Faiths Conservation Area would therefore be preserved.

8 **Conclusion**

In conclusion, the proposed development is considered preserve the character and setting of the Listed Building and Conservation Area and Listed Building, as such Consent can therefore be recommended subject to the following conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/19/00907 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:

Amended - Existing and proposed plans PD101 REVB
Design and access heritage statement received 17.09.2019
Structural calculations for roof beam

Reason: - To ensure provision of a satisfactory development.

- 3 All works of repair, restoration and replacement shall faithfully match the original features, unless otherwise agreed with the Local Planning Authority in writing.

Reason: To secure a satisfactory and sympathetic form of development and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.