

APP/18/00062 - Fell 1No. Magnolia; fell 1No. Fig; fell 1No. Macrocarpa, all trees within Conservation Area of Langstone., RNO,26/02/2018

APP/19/00074 - Demolition of garden store, corrugated sheet roof store area and attached garage. Demolition of single storey rear extension and erection of two storey rear extension.

Single storey extension with slate roof over and flat roofed link following partial demolition of single storey kitchen.

Part demolition of two storey flat roofed bathroom, erection of two storey tiled cat slide roof extension and alterations to fenestration. Extend stone garden east facing wall.

Erection of Flood Gates. Alterations and replacement of doors and windows.

Officer Comment: This is the current planning application which runs alongside this Listed Building application.

3 Proposal

Demolition of single storey rear extension and erection of two storey rear extension.

Single storey extension with slate roof over and flat roofed link following partial demolition of single storey kitchen. Part demolition of two storey flat roofed bathroom, erection of two storey tiled cat slide roof extension and alterations to fenestration.

Extend stone garden east facing wall. Erection of Flood Gates. Alterations and replacement of doors and windows. Internal alterations.

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)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Listed Building Grade: Not applicable.

Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Conservation Officer

Subject to the following conditions the proposals appear to be appropriate.

Conditions:

- 1) Material samples to be submitted
- 2) Window and door details 1:20 & 1:50 to be submitted
- 3) Guttering and downpipe details

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: 6

Number of site notices: 2

Statutory advertisement: 08/03/2019

Number of representations received: 10

Of the 10 representations, 9 were objections with one letter expressing no objection. The reasons for objection were on the following grounds (officer response is below each reason for objection):

- 1) The design, bulk and mass of the single storey hipped roof side extension would not be in-keeping with the character of the listed building and the wider Conservation Area. –
Please see Section 7. The impact on the Langstone Conservation Area is considered within the report for application APP/19/00074.
- 2) The scale of the development would set a precedent and would represent overdevelopment. -
It should be noted that precedents are not a material planning consideration and that like potential overdevelopment, each proposal would be assessed on its own contextual merits. Furthermore, this application is solely in regard to the impact of the development on the listed building; no other considerations will be taken into account as part of this report.
- 3) The development would cause a loss of view of Langstone Harbour –
This concern is addressed in the planning report for application APP/19/00074.
- 4) Impact on bat roosts –
This concern is addressed in the planning report for application APP/19/00074.
- 5) The development could lead to a change of use at the site for commercial purposes –
This concern is addressed in the planning report for application APP/19/00074.
- 6) Structural concerns relating to the works - Structural matters would be reviewed by Building Regulations if permission were granted for the works.
- 7) Concerns relating to noise and odour impacts of the development -
This application is solely in regards to the impact of the development on the listed building; no other considerations will be taken into account as part of this report. These matters would be dealt with under the relevant Environmental Protection legislation. The Environmental Health Manager has also provided informatives advising the applicant on use of the site and which are attached to the decision for application APP/19/00074.

- 8) The intensification of the use of the vehicular access to the site. –
This application is solely in regards to the impact of the development on the listed building; no other considerations will be taken into account as part of this report. Highway matters are assessed under application APP/19/00074.

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 listed building

- (i) Principle of development

- 7.2 This is an application for Listed Building Consent and therefore only deals with matters associated with any works to demolish any part of the listed building or to alter or extend in a way that affects its character as a building of special architectural or historic interest.

- 7.3 This application, and the following assessment, do not therefore deal with any 'planning' matters all of which are to be considered separately through the concurrent planning application (APP/19/00074).

- (ii) Impact upon the character and appearance of Grade II listed building

- 7.4 Section 16(2) of the Planning (Listed buildings and Conservation Area) Act 1990 states that 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall 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

- 7.5 It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Chapter 16 of the National Planning Policy Framework at paragraph 190 sets out that the local planning authority should identify and assess the particular significance of any heritage asset. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

- 7.6 Paragraphs 193-197 sets out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs.

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

- 7.7 *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.*

- 7.8 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.*
- 7.9 Policy DM20 of the Allocations Plan states that development proposals must conserve and enhance the historic assets of Havant.
- 7.10 This listed building application has been submitted with a Heritage Statement which analyses the significance of 23 Langstone High Street and the impact of the proposed works on the listed building and the Langstone Conservation Area; this has been reviewed by the Conservation Officer. The works proposed fall into a number of components:
- (a) Replacement of existing single storey flat roofed side extension with single storey hipped roof addition;
 - (b) Extension of the existing two storey rear addition & alteration works to the late 19th century side extension;
 - (c) Demolition of garden store, corrugated sheet roof store area and attached garage. Extend stone garden east facing wall.
 - (d) Other minor alterations: Fenestration alterations; extension of stone garden to east facing wall; erection of flood gates; internal alterations.

With regard to (a),

- 7.11 The existing 1960's flat roof side extension is of a poor construction and represents an incongruous addition which holds no aesthetic value. Though it is acknowledged that its low height in relation to the historic dwelling and the 19th century addition ensures it does not overwhelm its historic character, this feature merely partially mitigates what is a clear harmful 20th century addition.
- 7.12 The single storey hipped roof addition would have a greater height by approximately 1.6m, however it should be noted that there is historic photographic evidence that a former pitched roof outbuilding of a similar height once occupied the position before being replaced by the flat roof extension. Moreover, the design takes a more traditional form that is still subservient to the structures either side. The use of slate which is a traditional material and would not harm the significance of the listed asset. During the course of the application, and following comments of the Conservation Officer, the applicant agreed to remove 2 rooflights which were to originally be set into the harbour facing roofslope. Following this minor amendment, the Conservation Officer expressed no objection to this element of the proposal.

With regard to (b),

- 7.13 The two storey rear extension would have a hipped roof which would be set down from the ridge of both the original dwelling and the 20th century extension to which it would be attached. There would be no impact on the appearance of the front elevation of the original dwelling when viewed from the harbour and the use of matching materials would ensure the extension would be sympathetic to the listed building.

- 7.14 The remodelling of the 19th century two storey side extension would be deemed a enhancement to the listed building. The current arrangement consists of a hipped roof which steps down to a flat roof to the rear and which is incongruous in relation to the character of the historic home. The flat roof aspect in particular jars with the hipped roof of the south of the 16th century building. The proposal would see the ridge of the hipped roof of the 19th century extension elongated before dropping to the rear as a catslide roof resulting in a more traditional and in-keeping appearance that would integrate more effectively with the built form of the dwelling. The Conservation Officer expressed no objection to this element proposal though recommended the alteration of the proposed fenestration detail to the eastern elevation so that window openings of the first floor were not larger than those of the ground floor in order to avoid a disjointed appearance. This amendment was duly made during the course of the application and it is deemed that overall the extensions would be of a design, scale and form of that would be appropriate to the character of this historic dwelling.

With regard to (c),

- 7.15 These structures are small scale later additions which make no particular contribution to the significance of the listed building and in regard to the flat roof garage which projects forward of the historic dwelling and abuts the adjacent footpath thereby having an undue degree of visual prominence, there is a degree of harm to the significance of the listed building. Consequently, their removal would lessen the existing harm to the value of the historic asset.

With regard to (d),

- 7.16 A number of modern crittall and aluminium windows and doors which have been inserted into the historic dwelling would be replaced as part of the proposal. These windows would be replaced with timber to match the style and detailing of the timber on the front elevation. These changes are deemed to be an improvement in preserving and enhancing the significance of the dwelling.
- 7.17 The southern wall of the garage would be replaced with a low level wall to match the existing east facing wall which sits ahead of the annexe. This addition would be a minor addition and would represent a softening of the frontage of the site in comparison to the existing 2.5m high elevation of the blank south wall of the garage. The flood gates would be erected in close proximity to the wall infilling the space left by the removal of the garage; at 1.4m high, the gates would 1.1m lower than the blank east wall which currently abuts the footpath.
- 7.18 The internal alterations would see work only to later modern interventions and it is considered no harm would result to the historic fabric of the listed asset.

Taking the proposals as a whole

- 7.19 Taken together, the overall proposal would be considered to preserve and in some respects, enhance the listed building and its setting, and would accord with the statutory requirements in respect of listed buildings, the NPPF and Local Plan Policies CS11, CS16 and DM20.

8 **Conclusion**

- 8.1 Following minor amendments secured to the scheme, it has been concluded that the proposed works to the original and extended building would not harm the historic integrity of the listed building and would respect the character and context of the building and its setting. Taken together, the development would be considered to preserve and in some respects enhance the listed building and its setting, and would accord with the statutory requirements in respect of listed buildings, the NPPF and Local Plan Policies CS11, CS16 and DM20.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/19/00075 subject to the following conditions:

- 1 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.

Reason: To comply with 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:

Revised Proposed Ground Floor Plan Drwg No.4f

Revised Proposed First Floor Plan Drwg No.5f

Revised Proposed East and West Elevations Drwg No. 6a

Proposed North and South Elevations Drwg No. 7

Proposed Site Plan Drwg No. 8

Revised Proposed Roof Plan and Location Plan Drwg No. 9A

Heritage Statement by T.R Hayes and J. Atherton, January 2019

Statement of Significance & Historic Building by T.R. Hayes, February 2019

Design and Access Statement by Mr M. Bone

Construction Environmental Management Plan Arbtech Final Issue 2

Reason: - To ensure provision of a satisfactory development.

- 3 No above ground construction shall commence until samples and details of all external facing and roofing materials have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development

Reason: To safeguard features of special architectural and historical interest, preserve the character and appearance of the building and the appearance of the development having due regard to policies CS11, CS12, CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 4 No window or door shall be installed or undertaken until detailed drawings at scale 1:20 and 1:50 showing plans, elevations and sections have been first submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building to ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS12, CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 5 No ducts, guttering or down pipes shall be fitted or installed unless in accordance with details that have been first submitted to and approved in writing by the Local Planning Authority. All such attachments shall thereafter be retained in that form.

Reason: To safeguard features of special architectural and historical interest and preserve the character and appearance of the building, to ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS12, CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.