

APP/19/00156 – Eastleigh House, Bartons Road

Background

Eastleigh was built as a residential dwelling in the early 19th century. It was listed in 1952 and is now a Grade II listed building. It displays the typical characteristics found at that time; shallow pitched roof, refined regency proportions, built in yellow brick with a Flemish bond. A two-storey block has been added to the southern end of the original building and a further later addition has now been converted into two residential dwellings under a previous planning permission.

The land to the north of the dwelling is currently being developed with 10no. residential dwellings, with the original access and the open space to the east of the main house being retained. To the south of the site are currently open fields however this land has been allocated for housing, so this will inevitably further alter the setting on the listed building.

In a previous permission, the property was granted permission for a change of use to office use (Class B1). This was implemented but due to circumstances, the tenants vacated the

building approximately 2 years ago and the property has remained empty since that time. Unfortunately, as a result of this, lead flashing was stolen from certain areas of the roof and the resultant water ingress has caused integral damage, particularly at first floor level.

Internally a high proportion of original features remain throughout such as fireplaces, windows, shutters, skirting boards and mouldings. The previous owner who carried out the office conversion, did not carry out any external changes and only minimal internal alterations to the historic fabric were implemented, including mainly redecoration works with existing services being utilised.

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.

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.

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.

Proposals

The proposal is for internal alterations to allow conversion from offices (Class B1 (a)) to form 6no. one bed flats.

Assessment of the proposals

This assessment is based on the plans submitted as part of the planning and listed building applications and the Heritage Statement submitted with the application.

Ground floor proposals

No major / structural alterations proposed, some new internal partitions proposed. Flooring retained in all rooms and a fireplace to be reinstated in the former kitchen. No external alterations proposed.

First floor proposals

No major / structural alterations proposed, some new internal partitions proposed. Flooring retained in all rooms. No external alterations proposed.

In Room 14 there is an annotation to advise that the fireplace will be removed and replaced with a doorway. However, following the site visit with the agent, it was confirmed that the fire place would remain in situ. **Please can the plan be updated to reflect this.**

Conclusion

The scheme will be beneficial to restore and repair the listed building and bring back to its former residential use (albeit on a more intensive scale). The level of intervention proposed is minimal and the overall character and historic integrity of the building will be retained. The proposal retains important internal features and the original sliding sash windows, along with the original structural walls.

Notwithstanding this, as the property is proposed to be subdivided and therefore meet current day building regulations, a pre-commencement condition should be included which requires details of fire safety standards. It is important to know how this may affect the internal elements of the listed building.

Also, for the same reason as above, details of any new servicing routes are required. The previous conversion utilised the existing service routes however, this may not be the case with the number of

units now proposed. Please can the agent confirm if new service routes are required? If so, a further pre-commencement condition will be included to require details of these.

I confirm that subject to the first-floor plan being updated, no objection is raised to the proposed conversion. It is requested that the following condition is included in any permission:

1. No alterations to the existing chimney stacks, fireplaces or window shutters shall be undertaken without express written approval of the Local Planning Authority.
2. Any new outside rainwater and soil pipes must be made out of metal and painted black.

Reason – to safeguard the architectural and historic character of the listed building or to ensure the detailing and materials maintain the architectural interest of the building.

3. All new works and making good of the retained fabric whether in internal or external shall be finished to match the adjacent work with regards to the methods used and to material, colour, texture, profile and style.

Reason – to safeguard the architectural and historic character of the listed building or to ensure the detailing and materials maintain the architectural interest of the building.

4. The hereby approved internal partition walls shall be inserted in such a way that the original features are preserved in situ.

Reason – to safeguard the architectural and historic character of the listed building or to ensure the detailing and materials maintain the architectural interest of the building.

5. Prior to the commencement of work, details shall be submitted to and approved in writing by the Local Planning Authority to show:-

- a) the means of upgrading the existing doors and frames to meet the prescribed fire safety standards and/or
- b) the design and construction of any new fire doors/glazed screens.
- c) the design, location and method of fixing any new fire prevention/detection systems e.g. smoke detectors, alarms.
- d) the means of providing noise isolation between units.

Reason - To ensure that such details are appropriate to the character, architectural and historic interest of the listed building. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

R.McMurray

Senior Conservation Officer – 3/4/19