

Recommendation: **GRANT LISTED BUILDING CONSENT**

Listed Building Grade: Grade 2
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

No Objection

I am satisfied the internal works will not result in any loss of architectural/historic interest. The proposed changes represent an enhancement to the living space which was in a particularly poor state of repair.

I am therefore satisfied the proposals are well considered and will not impact detrimentally upon the listed building.

No conditions necessary.

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: 1

Statutory advertisement: 19/04/2019

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) Impact on the listed building

7.2 Section 16 of the Planning (Listed Buildings and Conservation Areas) 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 special architectural or historic interest when considering whether to grant listed building consent.

7.3 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.

7.4 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.

- 7.5 Policy CS11 of the Core Strategy states that planning permission will be granted for development that:
- 7.6 *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.*
- 7.7 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.*
- 7.8 Policy DM20 of the Allocations Plan states that development proposals must conserve and enhance the historic assets of Havant.
- 7.9 The proposed works would entail works to the ground floor and would consist of the subdivision of an existing ground floor bedroom to form 2 bedrooms and a cloakroom with an existing bricked up doorway reopened. The proposed works to the first floor would consist of the removal of studwork to enlarge the existing bathroom, the installation of a new bathroom and the exposure of a bricked-up fireplace. The works are covered in the Design, Access and Heritage Statement supported by photographs and perspective drawings.
- 7.10 The proposed internal alterations would not result in an unacceptable loss of historic fabric or harm the plan form of the listed building. For these reasons the proposal would preserve the significance and character of the listed building and would be considered acceptable. The proposed changes represent an enhancement to the living space which is in a particularly poor state of repair and would have the public benefit of keeping a designated asset in good repair for the future enjoyment of the nation. The Council's Conservation Officer was duly consulted as part of the application and raised no objection to the proposal.
- 7.11 The overall proposal would be considered to preserve and in some respects, enhance the listed building, 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 Having regard to the above, the proposal would not cause harm to the significance of the designated heritage asset and would represent a minor public benefit. Therefore, it is concluded that the proposal would accord with the NPPF (2018), Section 16 of the Planning (Listed Building and Conservation Area) and Local Plan Policies CS11, CS16 and DM20 and should be approved.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/19/00373 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:

Existing and Proposed Ground Floor Plan, Drwg no. 011018 sht 2; Existing and Proposed First Floor Plan, Drwg no. 01101 sht 3

Reason: - To ensure provision of a satisfactory development.