

Recommendation: **GRANT LISTED BUILDING CONSENT**

CS11 (Protecting and Enhancing the Special Environment and Heritage of

CS16 Havant Borough)
(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
DM20 (Historic Assets)

Listed Building Grade: Grade 2
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer

Principal Conservation Officer – No objection

61 South Street is a Grade II listed building that dates from the early 19th century. It is currently in use as offices and is located within the St Faiths Conservation Area.

The proposal seeks consent to block up two external doorways on the existing garage which are currently used as an outside WC and store cupboard. Four windows to the garage building are also to be replaced. It is also proposed to undertake some internal alterations in this area of the building.

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.

The external and internal alterations proposed will not result in any loss of architectural/historic interest. Many of the alterations involve later additions to the building which will improve the flow and use of the accommodation. It is therefore considered that the proposals are localised in their impact on character and do not imply any harm.

No conditions necessary.

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.

National Amenity Societies - Historic Environment Advice

No response received.

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: 13

Number of site notices: 1.

Statutory advertisement: 12/10/2018

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) Appropriateness of design
- (ii) Effect on the character of the listed building and Emsworth Conservation Area

(i) Appropriateness of design

7.2 The proposal is for the blocking up of 2 doors, new window to shower room (east elevation), replacement window (south elevation), and internal alterations including removal of partition wall. Subsequent comments from the Principal Conservation Officer verified that the alterations involve later additions to the building which will improve the flow and use of the accommodation and will not adversely affect the historic fabric of the building.

7.3 It is therefore considered to be acceptable, meeting the requirements of policies CS11 and CS16 of the HBLP (Core Strategy).

(ii) Effect on the character of the listed building and St Faiths Conservation Area

7.4 The Council's Principal Conservation Officer has provided comments and is of the opinion that the proposed external and internal alterations will not result in any loss of architectural/historic interest. Many of the alterations involve later additions to the building which will improve the flow and use of the accommodation. It is therefore considered that the proposals are localised in their impact on character and do not imply any harm. It would have a neutral impact on the Conservation Area.

7.5 A heritage statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations). The proposals are considered to meet the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and preserve the appearance of the listed building.

8 Conclusion

8.1 The internal and external alterations to the linked outbuilding would conserve the character of the listed building and appearance of the St Faiths Conservation Area. It is therefore considered to be acceptable and is recommended for listed building consent to be granted, subject to conditions.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/18/00930 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Drg no. 123 Rev A	Location plan
Drg no. 1100	Site and block plan
Drg no. 1200	Existing floor and elevations plan
Drg no. 1201 Rev A	Proposed floor and elevations plan
Heritage statement dated 13/08/2018	

Reason: - To ensure provision of a satisfactory development.