
Site Address:	24 East Street, Havant, PO9 1AQ		
Proposal:	Refurbishment and maintenance of building with fenestration alterations to front and rear.		
Application No:	APP/18/01126	Expiry Date:	27/12/2018
Applicant:	Mr Sotnick		
Agent:	Mr Chan	Case Officer:	Rachel Ballam
	PWP Architects		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a semi-detached 2 1/2 storey house situated on the south side of East Street, close to the pedestrianised town centre of Havant and within the St Faith's Conservation Area. The property occupies one half of a Grade II Listed building with the following list description: "Former house, now 2 shops. Late C18. Brick, with a tile roof. 2 storeys and attic, 4 upper windows. Blue header brickwork with red dressings; brick dentil eaves, quoins. Old sashes to No. 22, Victorian to 24. Mid C20 shop-fronts." The building is understood to have been previously used as B1 offices and later converted back to A1 residential units. The application property is currently in use as a two-bedroom dwellinghouse.
- 1.2 The front elevation of the property is finished in a soft green painted render and features a single-glazed timber-framed shop front window at ground floor level with a white painted fascia board above. At first floor level the property has single-glazed timber-framed sliding sash windows. The fenestration is painted in white and has fallen into a poor state of repair. The property is finished with clay roof tiles, brick chimney stacks and mat black rainwater goods. To the rear of the property exists a single storey brick extension believed to be a modern addition to the building.
- 1.3 The application property maintains a high degree of symmetry with the attached neighbouring property, though there is distinct variation in the colour of the paintwork to the front elevations. Development within the street varies with regard to scale and style, but is congruent in respect of its historic character and solid building line, with all properties immediately fronted by the highway. A mix of residential and commercial development is evident within the street scene, which is predominantly comprised of terraced properties with shop front (and shop front style) windows at ground floor level.

2 Planning History

02/67415/000 - Change of use of existing residential unit to office use.,
PERM,30/01/2003
APP/18/01127 - Listed Building Consent for refurbishment and maintenance of building with fenestration alterations to front and rear and internal ground floor works.,
DEL,

3 Proposal

- 3.1 The application seeks Listed Building Consent for the following works: replacing the existing shop front window; refurbishing and repainting the existing doors and sash windows; replacing the modern single glazing with double glazed units and installing secondary glazing to the original windows; replacing the concrete lintels with steel lintels; revised openings to the rear elevation; and 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)
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Grade 2
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer
Principal Conservation Officer: No Objection
24 East Street is a Grade II listed building that is also located within the St Faiths Conservation Area. Regard therefore needs to be has to Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act"). This 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 application seeks listed building consent for the refurbishment of the building. This includes internal and external alterations.
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.
Conditions: - Materials to match - Window details to be submitted and agreed prior to development

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Impact upon heritage assets

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. Since the application is a listed building and is situated within a Conservation Area the proposal must be assessed against the relevant parts of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(ii) Appropriateness of design and impact on the character of the area

7.3 The external alterations proposed, with particular regard for the like-for-like replacement and repainting of the existing fenestration and doors, which have fallen into a poor state of repair, would serve to improve the appearance of the application property as visible within the street scene. The external alterations would not disturb the existing symmetry between the application property and the attached neighbouring house and would not have a substantial or negative impact upon the character of the host building or the wider locality. The internal alterations would not be visible from outside of the property and as such would have no impact upon the visual amenity of the dwelling or its setting.

7.4 The design and appearance of the proposed works are deemed appropriate in context to the main building and are therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.5 The proposed works would include the in situ replacement of fenestration at first floor level with units of similar scale, proportions and position and revised openings at ground floor level. Relative to the existing arrangement the new and refurbished openings would not have a significant or negative impact upon the amenities of surrounding residential development with regard to outlook or privacy and as such would be considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Impact upon heritage assets

- 7.6 The proposed internal alterations would not result in any loss of important historic fabric and would not erode the legibility of the original layout of the listed building. Many of the alterations would be to the modern elements of the building and would contribute to enhancing the current use of the building as a dwellinghouse, whilst the original features of the property, such as the single glazed sash windows and the shop front window, would be sympathetically refurbished. In this respect the proposed works would be considered to enhance the appearance and character of the listed host property and contribute to the continued use of the building. With regard to external works the proposal would preserve the appearance and special quality of the street scene and the wider Conservation Area. The proposed alterations have received support from the Conservation Officer who conducted a visit to the application property on 28/11/018. The proposal is therefore in accordance with policy CS11 of the Havant Borough LP (Core Strategy) and relevant paragraphs of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8 Conclusion

- 8.1 The proposed alterations would preserve the special architectural and historical importance of the listed application property and the character and appearance of its setting. The scale, siting and design of the proposed works would have a limited and acceptable impact upon neighbour amenity and the visual amenity of the application site, the street scene and the wider locality. The proposal is therefore considered to be appropriate and in accordance with local and national policies and design guidance and is thus recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01126

(A)

(B) 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 development hereby permitted shall be carried out in accordance with the following approved plans:

1200 B - Existing Plans and Location Plan
1201 B - Proposed Plans and Elevations
Heritage, Design and Access Statement

Reason: - To ensure provision of a satisfactory development.

- 3 The materials used for all works of external repair, restoration and replacement shall be as indicated on the submitted forms and hereby approved plans, or shall otherwise faithfully match the original features of the existing building in type, colour and texture, as 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.

- 4 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the proposed windows have been submitted to, and approved in writing by the local planning authority, including:

1:50 and 1:20 elevations and section plans; including the method of fixing, the materials used, method of opening and finishes.

The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason: In order to safeguard the building's special architectural and historic interest and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.