
Site Address:	St Faiths Hall, The Pallant, Havant		
Proposal:	Listed building consent for installation of new boiler and external flue to hall kitchen.		
Application No:	APP/18/00808	Expiry Date:	16/10/2018
Applicant:	Tom Kennar		
Agent:		Case Officer:	Bee Crawford
Ward:	St Faiths		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 The application site is St Faiths Hall which is attached to St Faiths Church House, a Grade II listed building, located in St Faiths Conservation Area. It has a red tiled pitched, hipped and barn hipped roof and elevations of red multibrick. the site is level with open vehicular access to the front leading to a tarmac car park, enclosed by a wall in excess of 2 metres high.
- 1.2 St Faiths Church House is to the west, there are public car parks to the east and south of the site and a detached bungalow is opposite. The area is of medium density with a mixture of two and three storey detached, semi-detached and terraced properties of similar and different age, style and design, reflecting the nature of the Conservation Area.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The application is for listed building consent for installation of new boiler and external flue to hall kitchen.

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: Grade 2
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Principal Conservation Officer, Development Control

No objection

St Faiths Hall is included on the statutory list of buildings of special or historic interest as Grade II and is also located within the St Faiths Conservation Area.

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 changes to incorporate a boiler and associated flue appears appropriate as very little of the historic fabric will be lost. Whilst the proposed boiler flue protrudes through the wall it is located on a section of building that is a later addition. The flue is also small and will not be visually harmful

In consideration the proposals would not harm the historic or architectural interest of the building and are therefore acceptable subject to the following condition:

Materials to match

Environmental Health Manager, Community Group

It is not immediately obvious that the proposed flue position will achieve a minimum separation distance of 600mm from the adjacent wall, as required by building regulations (CDJ) for a gas appliance of this size. It is possible for a Building Regulations compliant installation to pose a risk of nuisance, or to represent an unacceptable emissions exposure at an adjacent premises.

In this case, I note that the terminal discharge area is not particularly restricted, and as such I would not have any specific concerns about the potential for combustion products to be drawn into the adjacent St Faiths Church House. From the floor plans, I would anticipate the use class for the adjacent building to fall within a non-residential ('community') type use, with high building volume, and reducing exposure frequency / duration for any particular individual. In this sense I have no air pollution concerns. No adverse comments.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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 installation of a new boiler and associated external flue. Subsequent comments from the Principal Conservation Officer verified that the changes appear appropriate as very little of the historic fabric will be lost. Whilst the proposed boiler flue protrudes through the wall it is located on a section of building that is a later addition. The flue is also small and will not be visually harmful.

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 works would not harm the historic or architectural interest of the building and are therefore acceptable. It would have a neutral impact on the Conservation Area. A heritage and design and access statements have 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 installation of a boiler and external flue to the front elevation of the building 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/18/00808 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 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:

Location plan
Existing front elevation plan
Existing floor plan
Proposed front elevation plan
Proposed floor plan
Cross section plan of boiler and flue
Manufacturer's details of boiler
Design and access statement
Heritage statement

Reason: - To ensure provision of a satisfactory development.