

APP_17_01104_LBC

The White Hart, 1 East Street, Havant, PO9 1AA

Conservation Officer No objection subject to conditions

Overview

The White Hart is a grade II listed building situated within the St Faith's Conservation Area. The former public House occupies a prominent site on the corner of East Street and North Street.

The building was constructed in 1889 and designed by noted local architect Alfred Edwin Stallard. The property is constructed in red brick in English bond with terracotta dressings. The roof structure is half-timbered gables with tiled roof.

The white Hart was designated for the following reasons; Architectural interest: as an exuberant example of a late-Victorian corner pub designed by a noted local architect; the exterior combines vernacular elements with polite features associated with the Queen Anne revival; Group value: the White Hart has strong group value with the grade II-listed Havant War Memorial, also designed by A.E. Stallard, and with St Faith's Church (grade II*).

Legislative and policy background

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.

National Planning Policy Framework (NPPF)

NPPF sets out, in paragraph 17 the 12 core planning principles that local planning authorities should consider in making decisions. One of these core principles relates directly to conserving heritage assets, as follows "Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations".

Paragraph 64 permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions.

NPPF para 132 requires the impact of a proposal on the significance of a designated heritage asset to be considered, great weight should be given to an asset's conservation.

NPPF para 134 when less than substantial harm to the heritage asset is identified it should be weighed against the public benefit of the proposal, including securing its optimum viable use.

NPPF para 134 seeks to weigh less than substantial harm against the public benefit including securing optimum viable use.

Local Plan Core Strategy Policies

CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough 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'*.

CS16 High Quality Design. States that the development should be designed to a high standard and *'responds positively to existing features of natural or historic or local character'*.

Proposal

The proposal is for the conversion of the upper floors from a single residential unit to form five flats (4 x1 bed and 1x Studio flats). There are no proposed changes to the ground floor, with access to the flats being via an exiting entrance from the ally of North Street and the existing stairs.

There are no proposed changes to the elevations facing north and east streets below the eaves level. This is very welcome as this retains the original fenestration that gives the building much of its character. It allows the highly significant east and west elevations that face the public highway to remain untouched.

At roof level there is the addition of a flat roof set behind the existing ridges and below the current ridgeline and back from the north elevation (an amendment to the original plans submitted for this application). The application proposes the addition of a faux chimney stack to the north elevation to accommodate supply of services to the upper floors of brick and tile construction. Whilst the flat roof is alien in design terms to the rest of the building it is not considered to harm the listed building on account of its very limited visual impact which may possibly only be seen from the top of St Faith's church tower.

Assessment

The concerns raised about the originally submitted plans for this application have been addressed. The flat roof has been drawn back into the valley space and lowered so that it is subservient to the main ridges.

The principal double aspect room at first floor forming the corner of the building is retained as a single room allowing the building's former grandeur to be seen. This is a key room in understanding the layout of the building and although there is some loss of internal walls in the formation of the flats this important aspect has been preserved.

Whilst there is loss of original fabric from the building this less than significant harm has been weighed against the public benefit of bringing the upper floors of this derelict building back into regular occupation and the maintenance and care that will go with such use.

Following my discussion with the applicant and agent for this scheme I understand that further information confirming that the highway facing slopes of the roof are to be retained in-situ through out work to construct the flat roof as well as a method statement covering methods of work to minimise and ensure as much of the historic fabric is retained when undertaking wiring and plumbing works. Also confirmation of the location of reused existing doors where possible is expected within the method statement.

It is noted that the application does not include the installation of any external flue and vent to the building which would require separate listed building consent.

Recommendation

Permit subject to conditions

Conditions

External materials to include specification for flat roof to be submitted for approval prior to commencement of work to ensure a good match and protect the historic and architectural character of the building

SAMPLE MATERIALS

No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes), have been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - To ensure the materials and finishes to be used are appropriate, in order to maintain [the architectural interest of the building] [the character and appearance of the conservation area]. 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.

Details of rain water goods to be supplied prior to commencement of work

Window and door details to be supplied for all new doors and windows both internal and external.

NEW WINDOWS - DETAILS

Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the windows [and doors] have been submitted to, and approved in writing by the Local Planning Authority. The details to comprise:-

Plans to clearly identify the window [and door] in question and its location within the property.. Where a large number of windows [and doors] are involved the windows should be cross referenced to an elevation drawing or floor plan for the avoidance of doubt.

1:20 elevation and plan; 1:5 section and full size glazing bar detail. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading)

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. 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.

ROOF, ROOFLIGHT, DORMER & STAIRCASE DET

No work shall start on site until the following information and details have been submitted to and approved in writing by the Local Planning Authority:-

- a) a drawing of the new roof structure showing principal timbers at scale 1:10;
- b) eaves details at scale 1:5 (shown in situ) including the methods of ventilating the roof;
- c) manufacturers details of the new rooflight(s), specifying the precise model with a section through the plane of the roof to show how it sits within the roof profile.
- d) details of the new dormer window(s) at a scale of 1:20 elevations and 1:5 sections ;
- e) typical details of new staircase at scale 1:20 elevations and 1:5 sections.

The works shall be carried out in full accordance with the approved details and shall be retained thereafter.

Reason - To protect the character and integrity of the Listed Building and ensure works are carried out in appropriate materials. 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.

RAINWATER GOODS

All rainwater goods shall be of [Insert...cast iron..or..die cast aluminium] and painted [black] unless details of other suitable materials and/or finishes are submitted to and agreed in writing by the Local Planning Authority.

Reason - To protect the character and appearance of the [Insert...listed/] building.

EXTERNAL BOXES AND FLUES

Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason - To protect the character of the listed building [Insert.../conservation area]. 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.

INTERNAL WORKS/WALLS

The [Insert.. internal partition walls] shall be inserted in such a way that the original [Insert .. cornice, skirtings] are preserved in situ.

Reason - To maintain the architectural interest of the building.

INTERNAL WORKS/DETAILS

The new internal joinery, doors, cornices, mouldings shall match the material design and profile of existing adjacent features and where possible existing doors should be re used within the scheme.

Reason - To maintain the architectural interest of the building.

FIRE SAFETY WORKS

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.
- 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.

TIME LIMIT-LISTED BLDG AND CONSERVATION AREA

The works hereby permitted must be begun within a period of three years, beginning with the date on which this consent is granted.

Reason - To comply with Section 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

SUBSTANTIAL BUT NOT FULL DEMOLITION

Before any work hereby authorised begins steps shall be taken to secure the safety and stability of that part of the building which is to be retained. Such steps shall include measures to [strengthen any wall or vertical surface]; [support any floor, roof or horizontal surface]; [provide protection for the building against the weather during the progress of works]. Engineers drawings and supporting method statement(s) setting out the necessary steps shall be submitted to and approved in writing by the Local Planning Authority with the relevant work carried out in full accordance with such approval.

Reason - To ensure the parts of the building to be retained are protected from unintended demolition or collapse. 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.

Method statement for the installation of plumbing and wiring works detailing step taken to minimise the impact on the historic fabric of the building and ensure the character and historic interest is retained.

CONSTRUCTION METHOD STATEMENT REQUIRED

No development shall start on site until a construction method statement has been submitted to and approved in writing by the Local Planning Authority, which shall include:

A programme of and phasing of demolition (if any) and construction work; The provision of long term facilities for contractor parking;

- The arrangements for deliveries associated with all construction works;
- Methods and phasing of construction works;
- Access and egress for plant and machinery;
- Protection of pedestrian routes during construction;
- Location of temporary site buildings, compounds, construction material, and plant storage areas;
- Provision for storage, collection, and disposal of rubbish from the development during construction period; and
- Re-use of on site material and spoil arising from any site clearance or demolition work.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Local Planning Authority can properly consider the effect of the works on the amenity of the locality.