
Site Address:	The White Hart, 1 East Street, Havant, PO9 1AA		
Proposal:	Listed Building Consent for conversion of upper floors from single residential unit to form 4No. 1 bedroom flats and 1No. studio flat.		
Application No:	APP/17/01104	Expiry Date:	06/12/2017
Applicant:	Mr Harris Harris and Kane Ltd		
Agent:	Mr Critchley Martin Critchley, Architect	Case Officer:	Emma Chisnall
Ward:	St Faiths		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The White Hart was a large Victorian Public House located at the corner of North and East Street, Havant in a prominent town centre location. The building retains many attractive features with steeply pitched gables fronting both roads, decorative arched windows at ground floor and bay windows at first floor, attractive brickwork features including decorative panels and tile hanging. The building is designed to address both road frontages and is located within St Faiths Conservation Area. The building has been converted at ground floor level to an Amusement Centre (Sui Generis) and Bingo Hall (Use Class D2).

The building was listed Grade 2 in 2014 with the following list description:

Summary of Building

Public house, 1889 by Alfred Edwin Stallard.

The later extension that adjoins the original building at its north east corner is not of special interest and is excluded from the listing.

Reasons for Designation

The White Hart of 1889 by Alfred Edwin Stallard is listed at Grade II for the following principal reasons: * Architectural interest: 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*).

History

The present building was erected in 1889 to designs by Alfred Edwin Stallard (1861-1953). It replaced an earlier public house named the Miller's Arms, demolished on the widening of the road junction. The pub's name acknowledges an earlier coaching inn of the same name, but on a different site on East Street. (The earlier inn was one of seven Havant inns recorded in 1784, and was demolished in 1888). Stallard was a prolific local architect whose many Havant buildings include the War Memorial (1922, Grade II) and Congregational Church (1891). He was appointed Surveyor to Havant Rural Sanitary District in 1891. The building remains in use as a

public house at the time of writing (2014).

Details

Public house, 1889 by Alfred Edwin Stallard, designed after the manner of R. Norman Shaw.

MATERIALS Construction is of red brick in English bond with terracotta dressings, applied half-timbered gables and tiled roofs.

PLAN The White Hart is a corner pub of two-and-a-half storeys. The original plan is unclear, but may have comprised two principal spaces, a main tap room entered from the corner entrance, and a saloon or parlour accessed from North Street. The corner entrance is not presently in use, and the central window on East Street has been enlarged into a door, whereas the original entrance on North Street remains. The ground floor interior presently comprises a single space served by a panelled public bar. Access to the upper floors is gained from a double flight staircase to the north.

EXTERIOR East and North Streets have almost identical fronts of three bays, separated by a canted and recessed corner bay. Wide and narrow bays are alternated, with the former receiving more elaborate architectural treatment. There is a continuous plinth and string courses at sill and first-floor levels. Ground-floor openings have a three-centred arch with gauged voussoirs and a continuous hood-mould. The outer bays have recessed, three-light casement windows with a geometric pattern of glazing bars above the transom. Beneath the windows are decorative terracotta panels in the Jacobethan manner.

The second floor is tile hung with upper courses in a fishscale pattern. The corner bay has a terracotta panel below a moulded brick architrave with swan neck pediment. The outer bays have prominent, canted oriel windows of 'Ipswich' type, with margin lights and patterned glazing bars in the heads. The intervening windows are of two transomed lights. Over the oriels, and supported on ornate brackets, are bold gables with plain bargeboards and applied and painted half-timbering. Between the gables are pedimented dormer windows. The roof is covered with red tiles and surmounted by decorative ridge tiles. The end walls have elaborate chimney stacks with corbelled brick courses.

INTERIOR The ground-floor interior presently comprises a single space served by a panelled public bar with barley-twist columns. Walls are either lined to cornice height in panelling or have a matchboard dado. On the ground floor there are cast-iron fireplaces and grates. A double flight staircase to the north has turned newels and balusters.

* Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') it is declared that the later extension that adjoins the original building at its north-east corner is not of special architectural or historic interest.

2 Planning History

96/52764/003 - Single storey rear extension and use of part of first floor as extension to public house. Removal of fire escape and dormer and reinstatement of fenestration, PERM,27/06/1996

96/52764/004 - Relief of Condition 5 of Planning Permission 96/52764/3 to alter roof layout and roof materials, PERM,18/10/1996

95/52764/001 - Single storey rear extension and use of part of first floor as extension

to public house, REF,26/07/1995

95/52764/002 - Single storey rear extension and use of part of first floor as extension to public house, WD,27/12/1995

APP/13/01066 - Change of use from Public House (Use Class A4) to Amusement Centre (sui generis) and Bingo Hall (Use Class D2)., PERM,20/12/2013

APP/14/00835 - Conversion of existing first and second floor to form 4No. 1 bedroom flats, UNK,

APP/17/00249 - Conversion of upper floors from single residential unit to form 4No. flats (3No. 1 bedroom, 1No. 2 bedroom flats)., PERM,24/07/2017

APP/17/00250 - Listed Building Consent for conversion of upper floors from single residential unit to form 4No. flats (3No. 1 bedroom, 1No. 2 bedroom flats) and internal alterations., PERM,24/07/2017

APP/17/01088 - Conversion of upper floors from single residential unit to form 4no. 1 bedroom flats and 1no. studio flat., DEL,

3 Proposal

3.1 Listed Building Consent for conversion of upper floors from single residential unit to form 4No. 1 bedroom flats and 1No. studio flat.

3.2 The application site under APP/17/00250 and APP/17/00249 was granted planning permission in July 2017 for the conversion of upper floors from a single residential unit to form 4No. flats (3No.1 bedroom, 1No.2 bedroom flats) and internal alterations. This proposal seeks to add 1 No1 bedroom flat bringing the total to 5 flats.

4 Policy Considerations

National Planning Policy Framework 2012

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)
CS21	(Developer Requirements)
CS4	()
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL3	(Town, District and Local Centres)

Listed Building Grade: Grade 2

Conservation Area: St Faiths

5 **Statutory and Non Statutory Consultations**

Conservation Officer, Development Control

Updated Comments: Plans are now acceptable and we have no further comments to make. We welcome the retention of the gates.

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 interested: 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 buildings 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 regarding:

- 1) Sample Materials
- 2) New Window Detail
- 3) Roof, Rooflight, Dormer and Staircase DET
- 4) Rainwater Goods
- 5) External Boxes and Flues
- 6) Internal Works/Walls
- 7) Internal Works/Details
- 8) Fire Safety Works
- 9) Time Limit- Listed Building and Conservation Area
- 10) Substantial but not Full Demolition
- 11) Construction Method Statement Required.

Historic England, South East

On the basis of the information available to date, in our view you do not need to notify us of this application under the relevant statutory provisions, details of which are enclosed.

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: 17

Number of site notices: Not applicable.

Statutory advertisement: 27/10/2017

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) Principle of development
- (ii) Impact on the character and appearance of the Listed Building
- (iii) Impact upon the character and appearance of the St Faiths Conservation Area

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. In this case the proposal is for Listed Building Consent and the site is located within the St Faiths Conservation Area. The proposals must therefore be assessed against the relevant parts of the Planning (Listed Buildings and Conservation Areas) Act 1990 and this assessment is made below.

(ii) Impact on the character and appearance of the Listed Building

7.3 The site comprises of a Grade II listed building and therefore particular consideration needs to be given to the historical importance of the building when making a proposal for changes.

7.4 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Planning Authorities to have special regard to the desirability of preserving listed building or their setting or any features of special architectural or historic interest which they possess.

7.5 The application has been considered in detail by the Councils Conservation Officer and following amended plans being submitted the works are considered to result in an acceptable impact. The external changes do not impact on the features for which the building was listed and the internal alterations, whilst resulting in the removal of internal wall and some features of the building are considered to have a limited and acceptable impact. An alteration to the roof to reinstate the dormers and reduce the flat roof space proposed would not impact on any significant public views of the building and would be screened effectively by the existing roof slopes located in a rear valley of the building. It is therefore considered that the proposed development would preserve the listed building. Conditions have been requested by the Conservation Officer which shall be included as part of this decision

(iii) Impact upon the character and appearance of the St Faiths Conservation Area

7.6 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

7.7 In this case, the external works that form part of the proposal shall be to the north elevation of the building which is not readily visible from the public domain. As such the works would not result in significant harm to the Conservation Area of St Faiths and are considered to preserve the character of the Conservation Area resulting in an

acceptable development.

8 **Conclusion**

In conclusion, the proposed development is considered to have an acceptable impact on the character and appearance of the Listed Building and Conservation Area and Listed Building Consent can therefore be recommended subject to conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/17/01104 subject to the following conditions:-

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) 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:

Design, Access, Sustainability and Heritage Report: MHC/sar/17094 Received 04.10.2017

Location and Block Plan: Drawing No 17094-101

Proposed Ground Floor Plan: Drawing No 17094-401 Rev D

Proposed First, Second and Roof Plan: Drawing No 17094-405A

Proposed West Elevation Plan: Drawing No 17094-501

Proposed South Elevation Plan: Drawing No 17094-502

Proposed North/Rear Elevations and Generic Section Plan: Drawing No 17094-505 Rev A

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works or alterations shall take place until labelled samples (including manufacturer type and where it is to be used) and a full specification (including finishes) of the materials to be used externally on the building(s) including the flat roof, window and door detail and details of rain water goods have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason - To ensure the detailing is compatible with the buildings architectural/historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding any description of materials in the application no above ground construction works or alterations shall take place until samples and a

full specification of the materials to be used externally on the buildings windows and doors have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- a) Floor, section and elevation plan to a scale of 1:20 shown in relation to the window and doors location including opening (depth of reveal) and method of fixing the glazing.
- b) Full size glazing bar section (where appropriate).
- c) Details of finishes and methods of opening and finishes.

Only the materials and details so approved shall be used, in accordance with any terms of such approval.

Reason - To ensure that the detailing is compatible with the building's architectural/historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Before any work is undertaken in pursuance of this permission to demolish any part of the building, the applicant shall take all necessary steps during the progress of the works permitted to secure the safety and stability of that part of the building which is to be retained. Such steps and works shall where necessary include in relation to any part of the building to be retained measures to strengthen any wall or vertical surface; to support any floor, roof or horizontal surface; and to provide protection for the building against the weather during the progress of the 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 prior to the demolition works commencing 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 and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 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. Any such works shall be carried out in accordance with the approved details.

Reason - To protect the character of the listed building and conservation area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 Notwithstanding any description of materials in the application no above ground construction works or alterations shall take place until samples and a full specification of the materials to be used externally on the buildings roof, rooflight, dormer and staircase details have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- a) Roof structure plan at a scale of 1:20 showing principal timbers.
- b) Eaves details at a scale of 1:5 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.

Only the materials and details so approved shall be used, in accordance with any terms of such approval.

Reason - To ensure the detailing is compatible with the building's architectural/historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 Notwithstanding the detail and description of the works as outlined in the approved plans the internal partition walls shall be inserted in such a way that the original cornice and skirtings are preserved in situ. The new internal joinery, doors, cornices and mouldings shall match the material design and profile of existing adjacent features and where possible existing doors should be re used within the scheme and retained as such hereafter.

Reason - To maintain the architectural interest of the building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 9 Prior to the commencement of the development hereby permitted, 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.

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

Reason - To ensure that such details are appropriate to the character, architectural and historic interest of the listed building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 10 Notwithstanding the description of the materials in the application all rainwater goods shall be of cast iron 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 ensure the detailing is compatible with the building's architectural/historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 11 Prior to the commencement of the development hereby permitted, a written method statement showing the schedule of repairs shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out and maintained in accordance with the approved details.

Reason - To ensure that such details are appropriate to the character, architectural and historic interest of the listed building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.