

Consultee Comments for Planning Application APP/17/01104

Application Summary

Application Number: APP/17/01104

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.

Case Officer: Emma Chisnall

Consultee Details

Name: Consultee Heritage Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Havant.Heritage@havant.gov.uk

On Behalf Of: Conservation Officer, Development Control

Comments

Conservation Officer Objection

Having commented on the previous scheme it is noted that there are changes to the window in the gable of the north elevation seeking to enlarge the window. To which I have no issue provided the window remains in keeping with the existing windows and details are provided as previously requested through the addition of a condition to supplied details of frame and glazing prior to commencement.

However, I also note that the amended plans also include the removal of the metal gates and the decorative arch over the alley down the side of the premises. This was not previously included in the application. These gates are attached to the listed building and are of significance to the building former use as a Public House. I would therefore object to their removal. I would have no issue if the screen was positioned inside the gates and effectively one gate was secured shut. However, their removal would be considered harmful to the listed building. Whilst this harm is considered to be less than substantial no justification has been given for this increase in harm and the public benefit of the scheme has not increased.

Set out below is the legislative and policy background to support this decision.

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 principals 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 assets 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

Polices 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 boroughs 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.

Recommendation:

Refusal on the ground of the loss of the gates.

However, if the gates were retained there would be no Conservation issue with the amended plans and subject to the condition on my previous comments I would be happy for the application to be given consent.

Note

Method statement condition to be retained to clarify reformation of roof and minimise disturbance to the front elevations amongst other things.