
Site Address:	The White Hart, 1 East Street, Havant, PO9 1AA		
Proposal:	Conversion of upper floors from single residential unit to form 4No. flats (3No. 1 bedroom, 1No. 2 bedroom flats).		
Application No:	APP/17/00249	Expiry Date:	02/06/2017
Applicant:	Mr Reeves		
Agent:	Mr Wiles	Case Officer:	David Eaves
	Concept Design & Planning		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

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/17/00250 - 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., Current Related Listed Building Consent Application

3 Proposal

Conversion of upper floors from single residential unit to form 4No. flats (3No. 1 bedroom, 1No. 2 bedroom flats).

The proposal includes a small roof alteration within the roof valley of the building.

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)
CS21	(Developer Requirements)
CS4	()
DM13	(Car and Cycle Parking on Residential Development)

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

Building Control, Havant Borough Council

Fire Authority should be consulted regarding access to top floor from narrow approach at ground floor also please confirm smoke vent at top of stairs Approved Document B

No solid waste storage shown on plan in accordance with Approved Document H

Possible unprotected area from Flat 2 Living Room overlooking North Elevation (re windows within 1m of boundary) Approved Document B

Other issues may arise when Building Regulation application submitted

Community Infrastructure

No comments received

Conservation Officer

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*).

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The proposal is for the conversion of the upper floors from a single residential unit to form four flats (3 x1 bed and 1x 2 bedroom 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 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. 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 be seen from the top of St Faith's church tower.

Internally at first floor the proposal requires the removal of some internal walls within the northeast corner and the creation of new doorway through one of the more substantial (most likely original) walls and the removal of others. However this work is considered not to harm the significance of the property as it has no impact of the architectural interest of the building for which it was listed.

At second floor/attic level the proposal requires reasonably extensive work to

re-configure the rooms into useable spaces. At present the head height is tight under the slope of the pitch roofs. Again there is deemed to be no harm to features that give the building significance of the corner pub. The proposed flat roof infills between the ridges toward the north elevation as far as the dormer window on the western roof slope facing into the valley. The flat roof is proposed to be below the main ridge level. Therefore the proposed new roof should not be visible from either street level or from the multi storey carpark.

Conditions:

External materials to be submitted and agreed prior to commencement of work.

Window details for all new windows to be submitted and agreed prior to commencement of work.

Structural survey of the building to allow assessment of the impact of the new roof structure on the existing building.

Submission of a schedule of works and method state prior to commencement of work.

Statement of protection to the listed building during work to guard against damage to the significance of the property and the adjacent building identified as contributing positively to the St Faith's Conservation Area.

Architectural details such as but not limited too; windows, doors, skirting, dado rails and fire places to be retained where ever possible and matched when making good.

Any deviation from the work or materials specified should be agreed with the planning authority in the event of unexpected historic fabric being exposed the Conservation Team should be informed.

Advisory:

The White Hart is currently on the Authorities Buildings at Risk register on account of its poor state of repair. I am aware that major work is required to make the property fully water tight. However specific details for this have not been included in this application. Therefore I would like to see a methods statement and full schedule of works prior to commencement of work as a condition of the application. The applicant should note that Listed Building Consent is not valid until all recommencement condition have been discharged any work carried out prior to dis-charge of conditions would be an offence.

Crime Prevention -Minor Apps

No comments received.

Hampshire Fire & Rescue

Building Regulations: Access for Firefighting

Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations.

Hampshire Act 1983 Section 12 – Access for Fire Service

Access **to** the proposed site should be in accordance with Hampshire Act 1983 Sect, 12 (Access to buildings **within the site** will be dealt with as part of the building regulations application at a later stage). Access roads **to** the site should be in accordance with Approved Document B5 of the current Building Regulations.

Fire and Rescue Services Act 2004

The following recommendations are advisory only and do not form part of any current legal requirement of this Authority.

Access for High Reach Appliances

High reach appliances currently operated by the Hampshire Fire and Rescue Service

exceed the maximum requirements given in Section 17 of the Approved Document B. When considering high rise buildings these variations should be considered as additions and incorporated as follows.

Structures such as bridges, which a high rise appliance may need to cross should have a maximum carrying capacity of 26 tonnes. Where the operation of a high reach vehicle is envisaged, a road or hard standing is required 6m wide. In addition, the road or hard standing needs to be positioned so that its nearer edge is not less than 3m from the face of the building.

Water Supplies

Additional water supplies for fire fighting may be necessary. You should contact the Community Response Support, Hampshire Fire and Rescue Headquarters, Leigh Road, Eastleigh, SO50 9SJ (risk.information@hantsfire.gov.uk) to discuss your proposals.

Sprinklers

Hampshire Fire and Rescue Service (HFRS) would strongly recommend that consideration be given to include the installation of Automatic Water Suppression Systems (AWSS) as part of a total fire protection package to:-

- ☐ Protect Life;
- ☐ Protect Property, Heritage, the Environment and our Climate;
- ☐ Help promote and sustain Business Continuity; and
- ☐ Permit design freedoms and encourage innovative, inclusive and sustainable architecture.

The use of AWSS can add significant benefit to the structural protection of buildings from damage by fire.

HFRS are fully committed to promoting Fire Protection Systems for both business and domestic premises. Support is offered to assist all in achieving a reduction of loss of life and the impact on the wider community.

Fire fighting and the Environment

Should a serious unsuppressed fire occur on the premises, the water environment may become polluted with 'fire water run-off' that may include foam. The Fire Service will liaise with the Environment Agency at any incident where they are in attendance and under certain circumstances, where there is a serious risk to the environment, a controlled burn' may take place.

This of course could lead to the total loss of the building and its contents.

Premises occupiers have a duty to prevent and mitigate damage to the water environment from 'fire water run off' and other spillages.

Further guidance on preventing pollution can be found in the following Environment Agency publications:

- a) Managing Fire Water and Major Spillages: PPG18
- b) Pollution Incident Response Planning: PPG21
- c) Controlled Burn: PPG28

Timber Framed Buildings

These types of buildings are particularly vulnerable to severe fire damage and fire spread during the construction phase.

The UK Timber Frame Association publication '16 Steps to Fire Safety on Timber Frame Construction Sites' provides guidance on this issue and is available from

<http://uktfa.com/>

This guidance should be read in conjunction with the 'Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation', published by the Construction Confederation and The Fire Protection Association (Sixth Edition, ISBN 1-902790-33-2). Copies of the 'Joint Codes of Practice' and useful sister publication, 'Construction Site Fire Prevention Checklist' (Second edition, ISBN1-902790-32-4), are available for purchase from the FPA (www.thefpa.co.uk) and from Construction Industry Press (www.cip-books.com)

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment to this application

Tourism

No comments received

Waste Services Manager

I have no concerns over waste collection regarding this planning application.

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: 1

Statutory advertisement: 14/04/2017

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 upon the character and appearance of the Listed Building
- (iii) Impact on the character and appearance of the Conservation Area
- (iv) Impact upon residential amenity
- (v) Parking
- (vi) Fire risk
- (vii) Developer Contributions

- (i) Principle of development

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 includes works to a Listed Building 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.

In addition the site is located within Havant Town Centre and within a primary shopping frontage. The proposals would result in additional residential use at first and second floor levels. The additional use of above ground accommodation which has not previously been in commercial use is considered acceptable in the Town Centre.

The proposal would result in the provision of three additional dwellings which would make a modest contribution to the Boroughs housing needs.

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

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 application has been considered in detail by the Councils Conservation Officer. There are no proposed changes to the building below roof level and the internal changes proposed do not impact on the features for which the building was listed. An alteration to the roof to provide additional head height at second floor level would not impact on any significant public views of the building as the area of flat roof would be effectively screened by the existing roof slopes and located in a rear valley of the building. It is therefore considered that the proposed development would preserve the listed building.

(iii) Impact on the character and appearance of the Conservation Area

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.

In this case, the proposals result in very little exterior change as considered above. The alteration to the roof would not be readily visible from public vantage points within the Conservation Area and the proposal overall is considered to preserve the character of the Conservation Area and provide a more appropriate use for the upper floors of the building.

(iv) Impact upon residential amenity

The proposed additional residential use at first and second floor is considered acceptable in terms of impacts on surrounding commercial uses. It is noted that no objections have been received in relation to the development.

The proposed flats are considered to provide adequate internal space. Outside space is essentially only for servicing with an area for bin storage. It would also be necessary to ensure appropriate cycle storage is provided. Given the site's town centre location there is limited private external space although this is not unusual in the town centre, the residents would be adjacent to services and other facilities including Havant Park.

(v) Parking

The site is located in Havant Town Centre which is well served by bus and train

services and is considered to be highly sustainable. Havant Borough Parking Standards SPD requires a maximum parking standard of 1 car parking space/flat (allocated parking). No parking is proposed with the scheme, however, given the sustainable location in relation to services, employment opportunities, education and public transport a scheme with no parking can be supported. There are also nearby public car parks in the Town Centre.

The development would however require cycle parking provision and in this case the requirement is for 5 long stay spaces. A planning condition in relation to this requirement is therefore recommended.

(vi) Fire risk

Some potential concerns have been raised by Building Control in relation to fire risk and an Informative in relation to these matters recommended. It should be noted that any changes are likely to result in the need for a further Listed Building Consent and possibly planning permission (the planning agent has been advised).

(vii) Developer Contributions

The proposed development would be subject to CIL contributions. Based on the planning agents floorspace figures this would result in a contribution based on 9sm of additional floorspace x £80/sqm (indexed).

This development would also increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA. Natural England's advice with regard to all new housing development within this zone is that it is likely to have a significant effect on the SPA. Policy DM24 of the Allocations Plan which was adopted on 30 June 2014, covers this issue and allows for a financial contribution to be made towards mitigation measures. This is set at £181 per dwelling to the Solent Recreation Mitigation Project (SRMP). For the proposed dwellings, plus admin and monitoring fee, a payment of £590 is due (3 additional units). The contribution and deed has now been secured.

8 Conclusion

In conclusion, the proposed development is considered to be acceptable in principle and would preserve the character and appearance of the Listed Building and St Faiths Conservation Area. The proposal is considered to result in suitable additional accommodation and would not be unneighbourly. Car parking is not provided, however, the site is within Havant Town Centre where additional car parking is not required under the Councils Car Parking Standards. Developers contributions have been secured in relation to SRMP requirements and CIL would be applicable for a small area of additional floorspace.

Planning permission can therefore be recommended subject to conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00249

(A) 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:

Design and Access Statement

Location Plan Drawing No. C17/019.01

Proposed Site Plan Drawing No. C17/019.10

Proposed GFL Plan Drawing No. C17/019.11 Rev A

Proposed 1FL Plan Drawing No. C17/019.12

Proposed 2FL Plan Drawing No. C17/019.13

Proposed RFL Plan Drawing No. C17/019.14

Proposed Elevations 1 Drawing No. C17/019.15

Proposed Elevations 2 Drawing No. C17/019.16

Proposed Elevations 3 Drawing No. C17/019.17 Rev B

Reason: - To ensure provision of a satisfactory development.

- 3 The residential accommodation hereby permitted shall not be occupied unless and until details and specifications of bin and cycle storage facilities (for 5 long stay cycles) have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided in accordance with the approved scheme prior to occupation and thereafter retained and maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenities and to ensure sustainable transport options are available to residents in the interests of sustainability and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 the Councils Parking SPD 2016 and the National Planning Policy Framework.