
Site Address:	The White Hart, 1 East Street, Havant, PO9 1AA		
Proposal:	Conversion of upper floors from single residential unit to form 4no. 1 bedroom flats and 1no. studio flat.		
Application No:	APP/17/01088	Expiry Date:	11/12/2017
Applicant:	Mr Harris Harris and Kane Ltd		
Agent:	Critchley Martin Critchley, Architect	Case Officer:	Emma Chisnall
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/17/00249 - 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/17/01104 - Listed Building Consent for conversion of upper floors from single residential unit to form 4No. 1 bedroom flats and 1No. studio flat., DEL,

3 Proposal

- 3.1 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)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS4	()
CS9	(Housing)
DM10	(Pollution)
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

Building Control

Updated Comments: The following comments are on amendments to plan 17094 - 405 A

Flat 1 Bedroom is located on second floor escape via window is not allowed spiral staircase needs protection from lounge via fire resistant wall to front door lobby to comply with AD B

Flat 3 No door is allowed between Lounge and Bed 1 due to MOE requirements if door installed will not comply with AD B.

Flat 4 Bedroom means of escape is insufficient (inner room) lobby need to be extended into lounge so room exit is direct to front door via a lobby.

It is likely additional issues may arise when a full Building Regulations is undertaken

Flat 2 bedroom window should be suitable for means of escape under Approved Document B

Second floor stair landing needs will require smoke ventilation either by window or roof light as required by Approved Document B

Cooking facilities within Flat 2 should be located remote from the flat entrance door if wall is not full height

Location of bin store at ground floor is alright will affect means of escape from flats. Suggest bins located in fire proof surround to take account of arson and protect escape route

It is likely additional issues may arise when check under the Building Regulations

Planning Officer Comment: An informative shall be included with the decision advising that Building Control team is contacted in order to discuss this further. A condition in relation to the bin store is recommended.

Community Infrastructure

Updated Comment: The previous CIL forms under APP/17/00249 shall be carried over for this application as the internal floor space shall not be increased but subdivided.

CIL Additional Information Form appears incomplete and should be returned for full completion. There is a previous application for this site which is CIL liable (APP/17/00249). If decision is made after 31 December, additional CIL Indexation will apply to any CIL Liability.

Officer Comment: The CIL requirement is being discussed further with the Community Infrastructure Officer.

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*).

Legislative and policy background

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.

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.

Planning Officer Comment: These conditions shall be considered under the Listed Building application APP/17/01104

County Archaeologist

APP/17/01088: The White Hart, 1 East Street, Havant: Conversion of upper floors from single residential unit to form 4no. 1 bedroom flats and 1no. studio flat

Thank you for your consultation. As the proposed development appears to involve no ground disturbance, then there are no archaeological issues that I would wish to raise in this instance. The proposals will have a material impact upon The White Hart which is a Grade II Listed Building. I will however defer to any views expressed on this matter by the Borough Council Conservation Officer.

Crime Prevention -Minor Apps

No adverse comment

Hampshire Fire & Rescue

No adverse comment

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment to the application subject to a planning condition requiring the provision and retention of the cycle racks.

Historic England

No adverse comment

Planning Policy

Policies to consider are CS4, CS11, CS16, CS17, CS21, DM6, DM11, DM13, DM24, AL2, AL3, HB3, Guiding Principle 3 of the Local Plan Housing Statement, Havant Borough Parking SPD (July 2016) and Havant and Waterlooville Town Centres Study (October 2017). No objection in principle

Waste Services Manager

No adverse comment

Economic Development

No adverse comment

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: 1

Comment	Officer Comment
Concern from Southleigh Cottage, Eastleigh Road on behalf of No 3 East Street: I am an officer and a trustee of the Havant Club situated at 3 East Street and note that there has been no consultation regarding the proposed development with the Club. As the development will involve works immediately adjacent to the dividing wall between the White Hart and the Club some discussion of the proposed development would have been expected. On behalf of the Club, I object to the works being carried out prior to the agreement of a Party Wall Agreement between the owners of No 1 East Street and the Havant Club. Although the Club does not object in principle to the development, the Club	This is a civil matter and would not be considered as a material planning consideration. No 3 East Street was written to on the 24th October and a site notice erected near the site to provide a wider advertisement.

considers that planning consent, if granted, should be subject to the condition that work shall not commence in respect of the development without the consent of the Havant Club, which consent shall not be unreasonably withheld after a Party Wall Agreement between the owners of No 1 East Street and the Club has been executed.	
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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

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 includes works to a Listed Building and the site is located within the St Faiths Conservation Area. The proposal must therefore be assessed against the relevant parts of the Planning (Listed Buildings and Conservation Areas) Act 1990 and this assessment is made below.

7.3 In addition the site is located within the Havant Town Centre and within a primary shopping frontage. The proposal would result in additional residential use at first floor with an increase in 1 unit from previous permissions APP/17/00249 and APP/17/00250 which would make a modest contribution to the Boroughs housing needs.

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

7.4 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.

7.5 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.

7.6 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 walls 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.

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

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

7.8 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.

(iv) Impact upon residential amenity

7.9 The proposed additional unit and overall 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.

7.10 The proposed flats shall fall short of the nationally described space standards however as these are not adopted guidance this would not be sufficient to warrant a refusal of the planning application. Outside space is essentially only for servicing with an area for bin and cycle storage. Given the sites 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

7.11 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.

7.12 5 cycle storage units have been proposed as part of the outside space which meets with the Boroughs Parking SPD requirement and can be considered to be acceptable. Following a consultation with Highways it shall be conditioned that the cycle storage provision is made fully available and retained thereafter for their intended purpose.

(vi) Fire Risk

7.13 Some potential concerns have been raised by Building Control in relation to fire risk and an informative in relation to these matters is 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. A condition in relation to fire resistance for the bin

store is recommended.

(vii) Developer Contributions

- 7.14 In relation to CIL, this has been discussed with the Councils Community Infrastructure Officer and it is likely that given the minimal change in floorspace and the previous use of the building CIL would not be applicable.
- 7.15 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 £780 is due (4 additional units). The contribution and deed has now been secured.

8 Conclusion

- 8.1 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/17/01088 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, 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 The cycle store, servicing and other vehicular access arrangements shown on the approved plans Drawing No 17094-401 to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall not be occupied unless and until details of a bin store with a fire resistant design have been submitted to, approved in writing by the Local Planning Authority and provided on site. The bin store shall thereafter be retained and maintained in accordance with the approved details.

Reason: In the interests of amenity and fire safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.