

3 Proposal

Variation of Condition 2 of Planning Permission APP/17/00061 to enable demolition of part of existing building prior to a contract being formed for the approved works. The front elevation would be retained until such a contract has been secured. Further details are provided below in the Planning Conservations section of the report.

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)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Listed Building Grade: Not applicable.

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer

Having reviewed the details I have no objection to the variation of condition 2 on application APP/17/00061. The condition was originally added to ensure that no premature demolition was undertaken on site which created a "gap site" that would be harmful to the character of the conservation area. However, it has come to light that ground condition, archaeological and structural tests are needed. This mean it is necessary to demolish part of the existing structure as without this the essential tests cannot take place.

Discussions have been held with the applicant over the wording of the condition which will ensure the front façade is retained. This would only be for a temporary period and I believe the retention of the front façade will ensure that the conservation area is not harmed.

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: 23

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
The development which is proposed is too high. A part 4/part 5 storey development will encroach on space and light on the street in a way which is not acceptable and which would have a negative impact on the people who are already living in buildings on the street. The other buildings on the street are 2/3 storeys high, and this proposed development would be out of keeping with the surrounding existing development.	The redevelopment of the building has already been approved under APP/17/00061.
The Havant Club objects to any demolition of the adjoining premises, Nos. 5-7 East Street, before proper consultation with the Club's officers as to the effect on the Club has been discussed and agreement regarding any possible negative effects reached. The Club premises is in a conservation area.	This is a civil matter between the two parties.
I would also appreciate a copy of Mrs. McMurray's email of 1/11/17 to the developers which is referred to in the application but the text is not given. ALL relevant documents should be listed for perusal by the public so that comments may be relevant.	A copy of Mrs McMurray's email has been made available on the website.

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) Effect on the conservation area .

Condition 2 of Planning Permission APP/17/00061 stated that:

'The demolition hereby granted as part of this permission shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been

made and planning permission has been granted for the redevelopment for which the contract provides. The redevelopment shall commence within one month following the completion of the demolition work, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To accord with Section 17(3) of the Act and to prevent premature demolition of the building and the creation of a “gap site” which will be prejudicial to the character and amenities of the 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 2012'

This condition was included to ensure that no premature demolition took place on site which would leave a potential unsightly gap in the East Street streetscene, causing potential harm to the visual amenity of the conservation area. However, the applicant has advised that ground condition, archaeological and structural tests are required prior to securing a contract for the redevelopment works.

In order to protect the visual amenity of the conservation area, it is proposed that the wording of the condition is altered to require only the front elevation to be retained until a contract for the redevelopment works has been secured as shown on the plan submitted with the application dated 29.06.2017 - Marbia Ground Investigation Option sketch. This will allow for the demolition to the rear to take place and tests to be carried out, whilst avoiding an unsightly gap scenario. The Council's Conservation Officer has been consulted and has agreed that this is an appropriate means of affording protection to the conservation area and complying with policies CS11 and DM20 of the Local Plan.

The applicant has confirmed in an email dated 13/12/17 that the remaining front facade would be supported from the rear and not the front in the form of scaffolding or any other supporting structures which may cause a hindrance to the use of the pavement.

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01187 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing - 29.06.2017 - Marbia Ground Investigation Option sketch

Reason: - To ensure provision of a satisfactory development.

- 2 The demolition of the façades (No's 5 and 7 East Street) facing onto East Street shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made. The redevelopment shall

commence within one month following the completion of the demolition of the facades, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To accord with Section 17(3) of the Act and to prevent the creation of a “gap site” which will be prejudicial to the character and amenities of the 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 2012.

- 3 There shall be no scaffolding or supporting structures to be erected on East Street unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and the character and visual amenities of the Conservation Area having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.