

Recommendation: **GRANT PERMISSION**

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Listed Building Grade: Grade 2
Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control
Principal Conservation Officer - Support

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 proposes to undertake sympathetic repairs to this Grade II listed building. The materials will match the existing and the methods proposed are entirely appropriate for this historic structure.

It is therefore considered that the works would enhance the architectural or historic interest of this listed building and the character and appearance of the Conservation Area and are, therefore, considered acceptable.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: 05/05/2017

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) Appropriateness of design
- (i) Effect on the character of the listed building and Emsworth Conservation Area
- (i) Appropriateness of design

- 7.2 The proposal is for repointing to the front, side and rear of property, replacement bricks, tiles and repairs to window frame. Subsequent comments from the Principal Conservation Officer

confirmed that the works would be sympathetic to the building. The materials will match the existing and the methods proposed are entirely appropriate for this historic structure. It is therefore considered that the works would enhance the architectural or historic interest of this listed building and the character and appearance of the Conservation Area and consequently considered to be acceptable, meeting the requirements of policies CS11 and CS16 of the HBLP (Core Strategy).

(ii) Effect on the character of the listed building and Emsworth Conservation Area

- 7.3 The Council's Principal Conservation Officer has provided comments and is of the opinion that the proposed works would have a positive impact on the historic core of the property and as such, would not have an adverse impact on its character. It would have a neutral impact on the Conservation Area. A heritage statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations). The proposals are considered to meet the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and preserve the appearance of the listed building.

8 Conclusion

- 8.1 The remedial works to the property would conserve the character of the listed building and appearance of the Langstone Conservation Area. It is therefore considered to be acceptable and is recommended for listed building consent, subject to conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00393 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 external materials used shall match, in type, colour and texture, those of the existing building so far as practicable, as per estimate from Guy|Lawson Building Ltd dated 2 April 2017.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Existing side and front elevation plan
Existing rear elevation plan
Front of house photograph (i)
Front of house photograph (ii)
Side of house photograph (i)
Side of house photograph (ii)
Rear of house photograph
Heritage statement
Estimate from Guy|Lawson Building Ltd dated 2 April 2017

Reason: - To ensure provision of a satisfactory development.