

Consultee Comments for Planning Application APP/17/00326

Application Summary

Application Number: APP/17/00326

Address: 70 - 72 West Street, Havant, PO9 1LN

Proposal: Change of use of ground floor of No. 72 from A1 to C3 and replacement single storey rear extension. Removal of chimney from rear of No.70. Alterations to fenestration on both properties.

Case Officer: Harriet Pitney

Consultee Details

Name: Mr John Heritage Team

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

Email: Havant.Heritage@havant.gov.uk

On Behalf Of: Conservation Officer

Comments

Conservation Officer Comments

Number 70 and 72 are former retail premises with residential accommodation above they are situated within the Black Dog Conservation Area. Whilst the application sites are not specifically identified as a locally listed buildings but have distinct features with in the local townscape and makes a positive contribution to the character and appearance of the conservation area. The existing windows are a mixture of Upvc and timber. The timber units in particular are in poor state of repair and appear in need of replacement.

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 change of use for the ground floor from A1 to C3 and alterations to fenestration. Removal of chimney to rear of No.70 and replacement single storey building to rear of No.72.

The change of use of the ground floor from retail to residential in its self is not an issue however changes to the aesthetic of the front elevation requires consideration as to their potential impact on the setting and character of the Conservation Area.

Windows to ground floor are proposed as 2 over 2 windows, further details of the windows opening would be required. I am slightly concerned by the height of the windows as they extend to ceiling level whilst this mirrors those at No 74 there is a break in the glazing between the main oane and the fan light above. I would like to see some form of separation between ground and first

floor as this looks quite compressed at present.

It is also proposed to alter the current timber windows to Upvc. Upvc double glazed units are not traditionally accepted within Conservation Areas except in exceptional circumstances. However, due to the context of this building with its existing mix of Upvc units and the deteriorating appearance of the existing timber windows it is considered that UPVC windows are appropriate in this instance.

To ensure that the Upvc windows are not of a bulky appearance I would request that a condition is attached to any permission for detailed plans of the proposed windows. This is to ensure they are not out of keeping with the surrounding area and host building.

Changes to the fenestration to the side and rear elevations has little impact on the character or setting of the Conservation Area and I am happy with the proposed changes to the fenestration.

The chimney to the rear of No 70 is detailed for removal. The loss of the chimney to the rear is deemed not to be detrimental to the aesthetic of the building of the Conservation Area as it is not seen from the primary elevation to the south. However I would request that further clarification is sought on chimneys to the main ridge as the photographs show three chimneys along the ridge whilst the existing elevation plans only show two chimneys.

It is noted that the scheme includes rendering the brick work and painting it to match No. 74-76. The application site has its own distinct character of red brick in yellow brick quoins that would be a significant loss to the street scene. Also the yellow brick work above the archway appears to be lost in the lowering of the arch.

The introduction of vertical delineation of the properties using pilasters to mark the boundary between the properties is a considered nod to the premises former retail use. I would like to see further details on materials for this element.

Request more detail on the finish over the rear access archway. Would like to see detailing retained.

Condition: Window details to be submitted