

Consultee Comments for Planning Application APP/17/00928

Application Summary

Application Number: APP/17/00928

Address: 16 Langstone High Street, Havant, PO9 1RY

Proposal: Proposed Garden Room extension with roof terrace above (retaining previous proposals as approved).

Case Officer: Daphney Haywood

Consultee Details

Name: Consultee Heritage Team

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

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On Behalf Of: Conservation Officer

Comments

APP/17/00928 16 Langstone High Street

This proposal has been the subject of pre-app discussion (GEN/17/00630). This grade II listed property sits in a prominent position overlooking Langstone Harbour. It also lies within Langstone Conservation Area. The building forms part of a terrace row. The property and those in the same terrace row have been enlarged in comparatively recent times. A series of two storey rear extensions have been added as part of a composite design.

The application involves a further modest addition occupying what is dead space to the side of the property. Apart from impacting slightly on the return tile hanging to the principal building the historic fabric of the historically important host building is unaffected. The present door connections are to be retained and re-used. The key issue therefore is the impact of the changes on the building's special interest and on the wider character and appearance of the conservation area.

The current proposals largely reflect the advice offered. The proposed scheme is of a contemporary design, however, in my opinion; it still acknowledges and respects the form of the primary listed building. The extension is subordinate in terms of scale and appears to use materials which will add a contrast between the old and new yet not clash with or compromised the historic structure.

The manner in which the building is viewed means that it is mainly the upper floor that is seen. On reflection I feel the glass balustrade needs amending. Looking at the drawn up plans it does jar with the existing character of the property and the surrounding area. I would therefore recommend the scheme is amended to either remove the balustrading altogether or a more suitable material is

used like traditional black iron railings.

There is currently mixed fenestration. Some appropriate, other elements in the current modern addition quite crude. I am satisfied that well designed slim double glazed units can be accommodated, subject to detail, without compromising the architectural character/appearance of the building. It is preferable to deal with such details at this stage, but it was agreed it could be covered as a reserved matter.

In the event of planning permission/listed building consent being granted, advise the imposition of the following conditions:-

1. No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes), have been submitted to, and approved in writing by the local planning authority.

Reason:

To ensure the materials and finishes to be used are appropriate, in order to maintain the architectural interest of the listed building and the character and appearance of the conservation area.

2. Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the new windows and doors have been submitted to, and approved in writing by the local planning authority. The details to comprise:-

- a) Plans to clearly identify the window and door in question and its location within the property by cross referencing to an elevation drawing or floor plan for the avoidance of doubt.
- b) 1:20 elevation and plan; 1:5 section and full size glazing bar detail.. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading)
- c) The materials used, method of opening and finishes.

The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason: In order to safeguard the building's special architectural and historic interest.