
Site Address:	Church House, The Pallant, Havant, PO9 1BE		
Proposal:	Listed Building Consent for installation of a new boiler and an external flue.		
Application No:	APP/17/00785	Expiry Date:	11/10/2017
Applicant:	Father Kennar		
Agent:		Case Officer:	Emma Chisnall
Ward:	St Faiths		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 The application site is located at St Faiths Church House in Havant Town Centre and within the St Faiths Conservation Area. The building is on level ground and is positioned to the south of the Pallant, adjacent to St Faiths Hall.
- 1.2 The Church House is a Grade II listed building constructed of facing brickwork and concrete tiles. There is a modest amenity space to the west of the site where a mature TPO'd Yew tree is present creating an attractive appearance to the site. To the east a large hard-surfaced area is present for parking for the Church House and hall.

2 Planning History

02/61367/002 - Application to crown lift and crown reduce the radius of a Yew tree (T1) subject to TPO 1686., PERM,17/01/2003

97/61367/001 - Crown reduce Yew tree covered by TPO 1686, PERM,23/12/1997

95/61367/000 - Listed Building Consent for replacement door on East elevation., ,01/12/1995

07/61367/003 - Application to fell a Common Yew (T1) subject to TPO 1686 within St Faiths Conservation Area. , REF,03/05/2007

07/61367/004 - Crown lift to 3m from ground level, remove epicormic growth to the height of the first major limbs, lightly prune crown area shortening longer lateral limbs where required to balance a Common Yew (T1) subject to TPO 1686. , PERM,09/07/2007

08/61367/005 - Listed Building Consent for fixing Heritage Trail plaque to boundary pillar., PERM,23/05/2008

08/61367/006 - Construction of new store on site of existing dilapidated building, and change of use and alterations to provide 2No. first floor flats and 2No. ground floor offices., PERM,27/11/2008

08/61367/007 - Listed Building Consent for construction of new store on site of existing dilapidated building, and change of use and alterations to provide 2No. first floor flats and 2No. ground floor offices., PERM,27/11/2008

APP/11/00249 - Tree works., UNK,

APP/13/00215 - Reduce 1No. Yew (T1) to provide 2m clearance from roof of Coach House subject to TPO 1686., PERM,15/04/2013

APP/17/00624 - Listed Building application for display of 2No. non-illuminated Notice Board signs attached to exterior of Church House., PERM,04/08/2017

APP/17/00625 - Display of 2No. non-illuminated Notice Board signs attached to exterior of Church House; 1No. non-illuminated Aluminium 'A' frame folding sign located in front courtyard; 2No. Waterproof banner signs attached to front railings. ,

PERM,04/08/2017

3 Proposal

- 3.1 Listed Building Consent for installation of a new boiler and an external flue.
- 3.2 The proposed flue is to be positioned along the west side elevation of the church house which is viewable from the Pallant.

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)
DM10	(Pollution)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)

Listed Building Grade: Grade 2

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer

The boiler and flue will not cause any harm to the historic significance or fabric of this listed building and as such are considered acceptable. Whilst located on the most prominent elevation of the building the flue is small (4 inches) and will not overly stand out. Having visited the site I also accept that this is the only practical position for the boiler. No Conditions

Environmental Health

I have reviewed the application & it's supporting documents, and have no adverse comments to make.

Arboricultural Officer:

The separation between the tree canopy and flue appears to be adequate to allow for installation without negatively impacting on the Yew tree. No objection.

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: 8

Number of site notices: 1

Statutory advertisement: 25/08/2017

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) Principle of development
- (ii) Impact upon the Listed Building and character of the area

(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. As the building is listed the Local Planning Authority has a duty to preserve or enhance the building.

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

7.3 Church House in the Pallant is a listed building and as such there is particular importance to protect and maintain the heritage of the building. Therefore the Conservation Officer has been consulted and has come back with comments stating that although the flue shall be located on the most prominent elevation of the building, the flue is small (4 inches) and will not overly stand out. Having visited the site it has also been acknowledged that this is the only practical position of the boiler. Following these comments it is therefore considered that the development would have a limited and acceptable impact on the character and appearance of the listed building.

7.4 The development is considered to preserve the character of the listed building and thus accords with the statutory duty set in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8 Conclusion

The installation of the external flue to the Church House is considered to have a limited and acceptable impact on the character and historic integrity of this listed building. Therefore the proposed development is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policies CS16 and CS11 and the application can be granted Listed Building Consent, subject to conditions.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/17/00785 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement: Received 15.08.2017

Statement from Parochial Church Council: Received 15.08.2017

Details of Vaillant Boiler: Received 09.08.2017

Location Plan: Unique Plan Reference: #00229219-9FED26

Site Plan: Unique Plan Reference: #00229220-ED5FD1

Proposed Elevations Plan: Received 16.08.2017

Proposed Floor Plan: Received 16.08.2017

Letter from St Faiths Church with Flue Photograph Received 16.08.2017

Reason: - To ensure provision of a satisfactory development.