

Consultee Comments for Planning Application APP/17/00491

Application Summary

Application Number: APP/17/00491

Address: 12 West Street, Havant, PO9 1PF

Proposal: Proposed installation of roller shutters to front elevation.

Case Officer: Bee Crawford

Consultee Details

Name: Consultee Heritage Team

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

Email: Havant.Heritage@havant.gov.uk

On Behalf Of: Conservation Officer

Comments

Principal Conservation Officer Objection

12 West Street is a non listed building located in the St Faiths Conservation Area. The front elevation in particular is of significance and is attractive when viewed from the public realm. The timber and tiled shop front and the traditional appearance of the sash windows are of particular note.

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.

Roller Shutters are a very undesirable solution for Conservation Areas where it is important to create an attractive and welcoming street scene. As they are positioned in front of the shop door, external roller shutters are particularly prominent and often require permanent bulky shutter boxes and side runners. Solid and as in this case partly slotted roller shutters will dominate the shop front and bring a much harsher, unwelcoming appearance to the street-scene. Rather than protecting the premises the fortress like appearance of the shutters can also to attract graffiti and spontaneous damage. It is also my opinion that when closed the shutters would have an adverse impact on the appearance of this attractive shop front.

The proposal would therefore harm the character of the conservation area and the host building and would therefore not meet the test as set out in 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve or enhance the area.