

Consultee Comments for Planning Application APP/17/00694

Application Summary

Application Number: APP/17/00694

Address: 11 East Street, Havant, PO9 1AB

Proposal: Demolition of existing buildings and erection of 6 no. town houses with associated access and car parking.

Case Officer: Rachael McMurray

Consultee Details

Name: Consultee Heritage Team

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On Behalf Of: Conservation Officer

Comments

Principal Conservation Officer comments

Overview

The application site occupies an area to the rear of buildings facing East Street. This is a tight urban site with many constraints and is key to the wider regeneration of the area.

The site lies within a designated Conservation Area and is adjacent to 10 The Pallent and The Bear Hotel (Grade II Listed).

Proposal

Demolition of existing buildings and erection of 6 house with associated access and car parking.

Legislative and Policy Background

The site lies within a Conservation Area and adjacent to a listed building, therefore the following legislation and policies are relevant.

Section 66 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 listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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 National Planning Policy Framework (NPPF) sets out the policies that the Council must take into account when determining planning applications. The recently published Good Practice Advice Notes 1, 2, 3 supercede the PPS 5 Practice Guide which has now been withdrawn by Government. The Historic Environment Good Practice Advice in Planning Note 2, states at paragraph 4: The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest and provides at paragraphs 8, 9 and 10 that in order for the Local Planning Authority to make decisions in line with legal requirements, the objectives of the development plan; and, the policy requirements of the NPPF, great importance is placed on understanding the nature, extent and level of the significance of the heritage asset.

The NPPF sets out, in paragraph 17, the 12 core planning principles that local planning authorities should consider in making planning decisions. One of these core principles relates directly to conserving heritage assets, as follows

Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the boroughs statutory and non statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:
Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site.

Policy DM20 of the Allocations Plan states that development proposals must conserve and enhance the historic assets of Havant

Assessment

The relevant issues relating to the historic environment in this instance are the impact of the proposals on the character and appearance of the Conservation Area and the impact of the

proposals on the nearby listed buildings, their setting or any features of special architectural or historic interest that they possesses.

In line with Policy CS16 which advises that new development should respond to local distinctiveness and Policy CS11 which advises that development should protect and where possible enhance heritage The proposed building dwellings would be of an appropriate height and massing which is not uncharacteristic of this part of the conservation area. It therefore results in a building which forms a cohesive flow with the juxtapositions of the existing urban grain. Overall in terms of its size the proposal is considered to not result in an adverse impact on the visual amenity of the streetscene, the character of the conservation area or the nearby setting of listed buildings.

However, I consider that the design of the Mews dwellings needs further refinement before I can lend my support to the scheme. I would therefore suggest the scheme is amended as follows:

- Alterations to some of the fenestration details to a more traditional casement or sash. These are the windows to the Master bedroom, Bedroom 2 and the kitchen of units 2, 3, 4 and 5.
- The fenestration details to the western elevation of units 1 and 6 also need refinement. The windows need to sit more symmetrically on this elevation as currently they look a little unbalanced.
- Further though needs to be given to the material treatment to the western elevation of units 2,3,4 and 5. I would recommend the render is removed and replaced with brick. A brick string course could be added to break up the elevation.
- Some chimneys to the roofscape would add further interest to the design.
- Again I have some concerns with the amenity space available for the houses but likewise I understand the constraints of the site.

Good quality materials will be essential for this scheme and if permitted a condition should be attached ensuring samples are submitted prior to commencement of any works.

From my perspective, I am content we have a workable package. However, the manner of execution and detailing will be crucial. This needs refinement before permission is granted. If permission is granted I recommend that it is subject to the following conditions.

1) The demolition hereby granted permission shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides. The redevelopment shall commence within one month following the completion of the demolition work, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To accord with Section 17(3) of the Act and (a) to prevent premature demolition of the building and the creation of a gap site which will be prejudicial to the character and amenities of the Conservation Area.

2) Notwithstanding what is shown on the drawings or submitted with the application, no work shall

commence until full details, including samples of the external materials and finishes have been submitted to, and approved in writing by the local planning authority. All work shall be carried out in full accordance with such approval.

Reason: To ensure the materials and finishes are appropriate to this key site with St Faiths conservation area.

3) No work shall start until window, door and manufacturers details of the proposed rooflights have been submitted and approved in writing by the local planning authority. The window details to comprise:-

- a) a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set,
- b) full size glazing bar section,
- c) the method of opening and external finishes.

All work shall be carried out in full accordance with such approval and be retained thereafter.

Reason: To ensure the detailing is appropriate to this key site within the St Faiths conservation area.

4) Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To protect the character and appearance of the conservation area.