

# Consultee Comments for Planning Application APP/17/00019

## Application Summary

Application Number: APP/17/00019

Address: 72A West Street, Havant, PO9 1LN

Proposal: Replacement windows; installation of external staircase to north elevation; brick and render elevations to match existing.

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

Principal Conservation Officer amendments required

This property lies within the Black Dog Conservation Area. It is not specifically identified as a locally listed building but is a distinct feature 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 substantive change is to the rear where a new external staircase is to be constructed a chimney removed on the existing outshot. The outshot will also have new tile hanging to the first floor and render to the ground floor. Given the limited public views in which the alterations and additions can be seen, I do not consider the change will have a material detrimental impact on the character and appearance of the conservation area.

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.

Condition: Window details to be submitted