

Havant Borough Council
Heritage Consultation Response

Date – 30/10/24

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/24/00293

Site Address – Fiscal House, Havant Road, Emsworth

Proposal - Alterations, extension and change of use to the single storey offices, store and garage from B1a to residential. Alterations to APP/21/01120 to allow for pedestrian access and the reallocation of parking.

Site / Location

The application site relates to a building known as Fiscal House at 2 Havant Road in Emsworth. The most original part of the building on the site was a C19 Public House. It is a two-storey building which is currently in use as office and is also positioned on the corner of Warblington Road and Bath Road. It lies just inside the boundary of the Emsworth Conservation Area and is located opposite a Grade II listed building at No. 4 Havant Road.

Legislation

When assessing the proposal, the following legislation and policy context is taken in consideration.

Planning (Listed Building and Conservation Areas) Act 1990

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

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.

National Planning Policy Framework (revised November 2023)

Chapter 16 of the NPPF relates to **the Historic Environment** including paragraphs 195 – 214. The building subject to this application is not listed but is deemed to be a non-designated heritage asset (as set out in the introduction) and therefore the following paragraphs are most relevant to the determination of this application:

Para 207 states that:

*'where a development will result in **substantial harm to, or total loss of**, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development*

Para 208 states that:

*'Where a development proposal will lead to **less than substantial harm** to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*

Para 209 states that:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

Havant Borough Local Plan (Core Strategy 2011 and Allocations Plan 2014)

Policy CS11 – Protecting and Enhancing the Special Environment and Heritage of the Havant Borough

Policy CS11 (4) states that planning permission will be granted for development which:

'Protects and where appropriate enhances the borough's 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 CS16 – High Quality Design

Policy CP16 (1a) of the Core Strategy states that:

'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:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.*
- b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*
- d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and*

- e) *The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.*

Policy DM20 (Allocations Plan) - Historic Assets

Policy DM20 states that;

‘Planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.

2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Emsworth Neighbourhood Plan

The Emsworth Neighbourhood Plan has now been adopted and has relevant policies which are applicable to this application:

Policy H1 – Design and Heritage

Policy H2 – Locally Listed Buildings

Assessment

Planning permission was granted under APP/21/01120 for a change of use of No. 2 Havant Road to residential and alterations, an extension and change of use to the adjoining single storey offices, also to residential.

The current proposal relates to ‘phase 3’ of the development which is for a two-storey, detached dwelling in the southeast corner of the site with access from Warbington Road. A detached dwelling in this location has been previously proposed however, the designs were found to be harmful to the Emsworth Conservation Area (alongside other planning related issues).

The current proposed design has been amended to address previous concerns. The building is now proposed to be two-storeys instead of three and will match in style and character to the approved single storey office extension.

Given that the height has now reduced, and the building would not overpower the adjacent church on Bath Road, I am content that this element of the proposal would not result in harm to the significance of the Emsworth Conservation Area, subject to the use of appropriate, high quality materials. The proposal therefore meets the test set out in Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and the relevant sections / policies of the NPPF and adopted Local Plan.

Conclusion

NO OBJECTION subject to the following condition:

1. Details and / or samples of all new external materials to be provided and agreed prior to use and used in situ thereafter.

Reason – in the interests of the preserving and enhancing the special character of the Emsworth Conservation Area and having due regard to policies CS11(4) and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2023.