

Heritage Team Response

Date – 13/6/2024

APP/24/00316 – 2 West Haye Cottages, St Peters Road, HI

Background

The application site comprises a semi-detached, part two storey, part single storey dwelling, set back from St Peter's Road. It is constructed from brick and flint, with clay roof tiles. The property is within the St Peter's Conservation Area. To the south of No's 1 and 2 West Haye Cottages, lies Antrims Barn which is a Grade II listed building. Further to the north, with intervening development between, lies St Peter's Church which is a Grade I listed building.

Proposal

The proposal comprises several parts:

- Part removal of existing condemned dwelling.
- Two storey side extension with a continuation of existing pitched roof, finishing with catslide end.
- Two new porches to front elevation.
- Formation of new driveway to front garden.

Legislative and Policy Context

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

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.

NPPF (December 2023) – Chapter 16 – Paras 195-214.

With regards to local planning policy, the following are relevant:

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

'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 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:

‘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’.

Assessment:

Further to a site visit, it is deemed that the building has historic significance which is evident from its traditional materials – clay tiles, brick chimneys, Flemish bond brick work with blue headers and sections of flint brick work. The attached building – No. 1 West Haye Cottage, has similar architectural features and it is thought that No’s 1 and 2 could have been built as an identical pair at one time. Historic mapping from the mid C19 shows the footprint of the two cottages as they currently exist, which further emphasises the historic interest.

Based on the above, both No’s 1 and 2 West Haye Cottages are therefore considered to be non-designated heritage assets. A non-designated heritage asset is defined in Annexe 2 of the NPPF as:

‘Buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets’

As the building has been identified as a heritage asset, Policy DM20 from the Local Plan (Allocations) applies. This 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’.

There is no evidence within the application documents that a heritage statement has been carried out, nor submitted and therefore, no information relating to its history is available and no assessment has been made on the potential harm to this historical significance. The application does not therefore accord with Policy DM20.

With regards to the determination of an application involving a non-designated heritage asset, Para 209 of the NPPF advises the following:

'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'.

The proposed scheme would result in the demolition of the existing, single storey side section of the dwelling and therefore a partial loss of the heritage asset would occur. This would amount to less than substantial harm, for which there is no overriding public benefit to outweigh the harm (as per Para. 208 of the NPPF).

Being set back from the road, the views of West Haye Cottages from St Peters Road, particularly, No 2, are partially obscured due to semi-mature soft landscaping positioned between the properties and the main road. Nonetheless, the proposal would further unbalance the two cottages by providing a contrasting, two-storey roof design. Details relating to the proposed materials are minimal and it is not clear if flintwork detailing is to be incorporated, which is a key feature of both cottages.

Furthermore, whilst this is more of a planning consideration, the proposed floor plans appear to indicate that the development is for a new dwelling, rather than an extension to the existing dwelling. The first floor of the proposed extension is completely cut off from the remainder of the original house and only accessible from a separate staircase within the new ground floor. Also, two separate entrances are being provided? Again, whilst this is not a heritage consideration, the proposal appears tantamount to two separate dwellings which if this is the case, are sufficient amenities able to be provided i.e. rear amenity space and parking?

Conclusion

The application lacks sufficient information, in the form a heritage statement proportionate to the non-designated heritage asset and proposed development.

The proposal would result in the partial loss of a non-designated heritage asset and as such, would result in less than substantial harm to the asset. It would also result in less than substantial harm to the St Peter's Conservation Area, through the partial loss of the non-designated heritage asset.

These fundamental issues need to be addressed to establish if the application can move forwards. As such, the application cannot be supported on heritage grounds at this time as it does not accord with Section 72 of the T&CP (Listed Buildings and Conservation Areas) Act 1990, the relevant paragraphs in the NPPF, nor Policies DM20 and CS11 of the Havant Borough Local Plan.

OBJECTION