

Havant Borough Council
Heritage Consultation Response

Date – 22/1/2025

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/24/00761

Site Address – Land rear of 7-9 South Street, Havant

Proposal – Conversion from storage unit to 3no. residential units (storage unit to be retained at ground floor level)

Site / Location

The application site is located at land rear of 7-9 South Street in Havant. It is located within the St Faiths Conservation Area. No's 7-9 comprise a pair of ground floor retail units with a flat above. To the rear of these buildings is a vacant, single storey warehouse.

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 states that in considering whether to grant planning permission for development which **affects a listed building or its setting**, the local planning authority or, as the case may be, the Secretary of State, shall 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 December 2024)

Chapter 16 of the NPPF relates to **the Historic Environment** including paragraphs 202 – 22. The following paragraphs are most relevant to the determination of this application:

Para 209 states that:

'Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision'.

Para 212 states that:

‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.

Para 213 states that:

‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional’*

Para 214 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 215 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 216 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.*

Assessment

The proposal is to demolish the existing storage unit on the site and replace this with a three-storey building comprising a storage unit on the ground floor, along with a bike store and 3no. flats above (one of each floor, plus one within the roof).

A heritage statement has been submitted with the application which describes the historic significance of this part of the conservation area. It identifies that this part of South Street is characterised by courtyard style and backland development including no’s 10a and 10b South Street and Hillcrest Mews and the recently approved scheme at 15 South Street. The historic maps included within the heritage statement show that the existing building, which is brick built with a corrugated iron roof, was constructed between 1890 and 1930. Due to its set back position and simple design, it offers a very

limited contribution to the special character of the conservation area when compared to the frontage buildings.

The proposed design approach is a blend of contemporary and industrial with offset windows akin to the former warehouse character and front facing balconies. The materials are proposed to be a mixture of brick and black timber cladding, painted softwood doors, an aluminium roller shutter door, black uPVC window and a black railing access gate in place of the solid timber gates, currently in situ.

The proposed replacement building would result in a significant increase in building height compared to the existing building. The same entrance from South Street would be retained however, the new building would still be set back and its ridge height would be lower than No. 11 South Street, which is also a three-storey building fronting onto South Street. Given the set back distance and the retention of the narrow entrance, it is considered that views of the proposed building would still be limited and would not detract from the frontage on this section of South Street.

The key to the successful execution of this development will be the use of high-quality materials. The materials proposed are acceptable in principle other than use of uPVC windows, I would encourage aluminium or wooden frames in place of these, given the proximity of the building to listed buildings and that the front elevation would be visible from South Street. I appreciate that further design details or materials and windows can be secured at condition stage.

Overall, it is considered that the proposed building, subject to agreement on further materials details, is not considered to result in harm to the significance of the conservation area, nor the nearby listed buildings and would meet the test set out in S72 of the T&CPA 1990, the NPPF and the relevant policies in the adopted local plan.

Conclusion

NO OBJECTION subject to the following conditions:

1. Prior to the commencement of development, samples and / or details of all new external materials to be submitted and agreed by the LPA.
2. Prior to the commencement of development, details of all new doors, windows and roof light windows (including finishes and method of opening) to be submitted and agreed by the LPA.