

## **Heritage Team Response**

**Date – 10/4/24**

**APP/23/00524**

**Application site – 5-7 East Street, Havant**

### **Site**

The application site comprises a newly constructed building permitted under APP/21/00814. The building is not fully completed and therefore not occupied. The site falls within the St Faiths Conservation Area.

### **Proposal**

Variation of condition 3 of Planning Permission APP/21/00814 (*Construction of four storey residential building comprising 8No. two bedroom apartments*) relating to materials as shown on plan number 21100BR03B - the use of brickwork instead of render on the front elevation.

In addition to the change to the façade material (render to brick), the following changes have been incorporated:

- Alterations to style / design of windows
- Alterations to stone window headers
- Alterations to amount / style of cornicing

### **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**

The revised NPPF (December 2023) sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs: 195 – 214.

### **Local Plan**

Local planning policy comprises the adopted Havant Borough Local Plan Core Strategy 2011, along with the Allocations Plan 2014. 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.

### **Assessment**

It is regrettable that the original design has been diluted in terms of the quality of detailed architectural features such as dentil coursing. Furthermore, the originally approved mixture of brickwork and render, provided some contextual interest to the front façade and its visual contribution to the conservation area. The front façade now comprises of the approved red brick only, with three section of stone cornicing, one of which is yet to be completed (the top section).

Nonetheless, whilst the design differs from that of the original approved, the newly constructed building is still a vast improvement to what previously existing on the site and has resulted in an enhancement to the conservation area. In general, the build is of a high quality with the use of good stock brick and timber frame sash windows. Therefore on balance, there is no objection to the variations being applied for as part of this application.

### **Conclusion**

**NO OBJECTION but a condition should be included to require the remaining section of cornicing to be completed within 3 months of the date of any approval.**