

Heritage Team Consultation Response

APP/22/00548

Site Address – 34 Havant Road, Emsworth

Proposal – Change of Use from 1.No Dwellinghouse to 7.No Apartments along with a roof and dormer extension with dormer and juliette balcony. Internal and external alterations. Conversion of outbuilding to 1.No Bungalow

Site:

The application site is a flint brick, Edwardian style, large detached property dating from the 1890's. It has had several alterations since its construction and is not eligible for statutory listing but is locally listed and therefore classed as a non-designated heritage asset. It was previously used as a Rectory and then converted into a convent in the 1970's and then lastly a dialysis treatment centre. It is not located within a conservation area. It has recently been granted planning permission to convert back into a residential home, with the garden being subdivided to provide new housing plots with access from Havant Road.

Legislative and Policy Context:

Para 203 of the NPPF states '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'.

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:

The proposal would comprise the change from a single dwelling to 7no apartments. Minimal structural alterations are proposed, which would retain the character of the building. However, I am concerned over the loss of the traditional chimney stacks which add character and architectural interest to the building as this would result in a degree of harm (less than substantial) to the non-designated heritage asset.

As set out in Para 203 of the NNPF, this harm will need to be weighed up against any benefits the scheme may bring.

Conclusion – Objection

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