

Heritage Team Response

Date – 3/1/2023

APP/22/00982 – 7 Lauren Mews, HI

Background

The application site is an end of terrace, three-storey of brick and tile construction. It is located close to Hayling Island Sea Front. The terrace row is adjacent to the former Royal Shades hotel which is now a block of apartments and a Grade II listed building. However, the application site itself is closest to an adjacent block of modern flats.

Proposal

The erection of a first-floor rear terrace area with external staircase to include 1.1 metre high balustrade.

Legislative and Policy Context

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

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

Local Planning Policies

Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) 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 (High Quality Design) (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:

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.

Assessment

The proposed works would be located to the rear of the dwelling. Given the separation distance between the application property, being on the opposite end of the terrace row to where the adjacent

listed building is located, the impact of the proposed works would not result in harm to the setting of the heritage asset.

Conclusion

NO OBJECTION

Rachael McMurray - 3/1/2023

Principal Conservation Planner