Site Address: 19 East Street, Havant, PO9 1AE

Proposal: Application for Planning Permission (PP) for; (1) render repairs to the front elevation; (2) replacement of existing, ground-floor, single-glazed, timber shop frontage / façade (including all mouldings, glazing / windows, doors, and signboards); and (3) replacement of 7no. existing, first-floor, timber, sliding sash windows with new slimline double glazing, engineered softwood timber, arch top, sliding sash windows to the front and rear elevations [Amended description].

Application Type:	Full Planning Permission		
Application No:	APP/22/00910	Expiry Date:	11/11/2022
Applicant:	Mr Penn VIVID		
Agent:	Mr Leavesley Boulter Mossman Ltd	Case Officer:	Lewis Ford
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 19 East Street, Havant, PO9 1AE.

The site is located on the northern side of East Street in both the St Faiths Conservation Area and the defined Havant Town Centre. The site comprises a two-storey Grade II Listed Building which comprises a commercial shop unit at ground floor, and residential accommodation on upper floors. The shop unit features a traditional Victorian shopfront which is specifically described in the listing as follows:

"*Commercial building, with front of 1908 to older block. Stucco, tile roof. Symmetrical elevation (south) of 2 storeys, 2.2.2 windows. Classical features: panelled parapet divided by pilasters and with a moulded coping, rising above the centre as a pediment, cornice band, side panelled pilasters, arched openings with keys and moulded impost band. Victorian sashes. The continuous shopfront has a cornice and frieze, and end brackets above pilasters, central doorway. The east side has a rendered wall with coping to the parapet, a plain doorway, and a wider carriage entrance with cambered arch and keystone."*

Notwithstanding the above, the rear of the building includes a series of relatively modern extensions and a small communal garden area. The above is accessed via an open archway from East Street which leads to the rear of the residential complex.

2 Planning History

23015 – PERMISSION in November 1972 for Change of Use (CoU) from showroom to office at 19 East Street, Havant.

23015/1 – PERMISSION in May 1984 for extension and alterations to existing retail and offices premises at 19 East Street, Havant.

23015/2 – LISTED BUILDING CONSENT in May 1984 for additional store, lavatories and offices, and demolition of disused external store and lean to lavatory, at 19 East Street, Havant.

88/51799 – PERMISSION in October 1988 for a two-storey building to rear to incorporate offices at first floor and two garages at ground floor at 19 East Street, Havant.

92/51799/1 – PERMISSION in June 1992 for construction of first floor link between existing offices (including new staircase and landing) at 19 East Street, Havant.

92/51799/2/LB – LISTED BUILDING CONSENT in June 1992 for construction of first floor link between existing offices (including new staircase and landing) at 19 East Street, Havant.

99/51799/4 – PERMISSION in February 2000 for the Change of Use (CoU) of the building to comprise office on ground floor frontage, and 4no. residential units, plus construction of 1no. new residential unit, at 19 East Street, Havant.

99/51799/5/LB – LISTED BUILDING CONSENT in February 2000 for the Change of Use (CoU) of the building to comprise office on ground floor frontage, and 4no. residential units, plus construction of 1no. new residential unit, at 19 East Street, Havant.

00/51799/006 – PERMISSION in July 2000 for the retention of the existing ground floor frontage for A1/A2 use, and conversion of reminder of the building to form 6no. flats with the construction of 2no. new flats over garaging to the rear, at 19 East Street, Havant.

00/51799/007 – LISTED BUILDING CONSENT in July 2000 for internal and external alterations for, the retention of the existing ground floor frontage for A1/A2 use, and conversion of reminder of the building to form 6no. flats with the construction of 2no. new flats over garaging to the rear, at 19 East Street, Havant.

02/51799/008 – LISTED BUILDING CONSENT in April 2002 for the erection of 0.6m high balustrade above existing boundary wall at 19 East Street, Havant.

02/51799/009 – PERMISSION in July 2002 for the Change of Use (CoU) of ground floor shop unit (Class A1) to Education & Training Centre (Class D1) at 19 East Street, Havant.

APP/15/00989 – RAISE NO OBJECTION in October 2015 to crown lift 1no. Holly to 2.5m with the St Faiths Conservation Area.

APP/22/00321 – APPLICATION FOR LISTED BUILDING CONSENT for; (1) render repairs to the front elevation; (2) replacement of existing, ground-floor, single-glazed, timber shop frontage / façade (including all mouldings, glazing / windows, doors, and signboards); and (3) replacement of 7no. existing, first-floor, timber, sliding sash windows with new slimline double glazing, engineered softwood timber, arch top, sliding sash windows to the front and rear elevations [Amended description]. (*To be determined with this application ref. APP/22/00910).*

3 Proposal

Application for Planning Permission (PP) for; (1) render repairs to the front elevation; (2) replacement of existing, ground-floor, single-glazed, timber shop frontage / façade (including all mouldings, glazing / windows, doors, and signboards); and (3) replacement of 7no. existing, first-floor, timber, sliding sash windows with new slimline double glazing, engineered softwood timber, arch top, sliding sash windows to the front and rear elevations [Amended description].

[*Please note, the corresponding application for Listed Building Consent (LBC) has been considered under ref. APP/22/00321*].

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS4	()

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL3	(Town, District and Local Centres)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020
Not applicable

Listed Building Grade: Grade II
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer

No objection subject to the use of the specified material finishes as set out below.

Proposal

The proposal would include the like for like replacement of the shopfront including all the mouldings, glazing, doors, and signboard. It also proposes to replace the ceramic green tiling which is positioned underneath the shopfront glazing.

The proposal also includes the replacement of the first-floor windows, four of which are in the front elevation facing onto East Street and one window which is located on the rear elevation of the historic building. existing. It is proposed that these are replaced with 14mm cavity, slim line double glazing, encased in wooden frames.

The proposal also includes the repair and renovation of the front external façade including the archway which provides the access to the rear elements of the building. The external façade is currently rendered and painted in a pink painted finish. The first-floor element also includes several architectural details including panelled pilasters and moulded coping. However, its current state of repair is poor.

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 setting or any features of special architectural or historic interest which it possesses.

The need for the decision taker to attach considerable or special weight to the desirability of preserving the setting of listed buildings has been reinforced through two recent high court decisions of: Barnwell Manor Wind Energy Limited vs. East Northamptonshire District Council et al (2014); and North Norfolk District Council vs. DCLG and Mack (2014).

The above statute and its subsequent and consistent interpretation in recent high court decision emphasises the need for the policies of the NPPF to be implemented whilst always having regard to the need to give special or greater weight to the preservation of the setting of a listed building.

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.

The revised **NPPF (July 2021)** 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:

Paragraph 189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 196. 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.

Paragraph 197. In determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199. 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.

Paragraph 200. 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.

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 CS16 (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. 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:

Externally, the building is in very poor condition. The shopfront timber frame is rotting and cracked, and the first-floor windows are in a similar state of repair, both front and back.

These first-floor windows have been inspected internally and are currently single glazed, but with poor quality secondary glazing. However, whilst the arched openings of the windows are original, the timber frames themselves do not appear to be original, as they have chunky framing and modern style latching. Nonetheless, they are all in a poor condition to the point of being unopenable, which is harmful to the ventilation of the building overall.

The proposal is to replace these with new timber frames and sliding sash windows, but with the use of slim line glazing (profile confirmed to 4-6-4 – see relevant drawing numbers on plans received on 7/11/2022). This also relates to a window in the rear elevation currently serving a bedroom, which is beyond economic repair.

Whilst the use of double-glazed units is not generally deemed appropriate in historic buildings, in the instance of this proposal, it would be acceptable as the existing windows / frames appear to be replacements of the original Victorian sashes. The replacement of the existing rotten frames in some cases, smashed / cracked glass, would be an enhancement for the building. The style of double glazing proposed is of a slimline profile (14mm cavity), which is more appropriate for use in historic buildings as the cavity is less visible and therefore more akin to a historic style of window.

With regards to the proposed replacement shopfront, this will be a like for like replacement with 12mm reinforced glazing. The newly proposed frame will comprise timber sash posts with a timber sash frame, new mouldings, a replacement plywood sign and new mouldings around the sign. The new shopfront will have a white painted finish, with black detailing to match the existing and new Code 4 lead flashing above the sign will also be replaced.

The first floor is to also be repaired and repainted. The finish RAL colours agreed for this are:

- **RAL 3014** – Antique Pink for the paint colour for the external render
- **RAL 1001** - Beige for the pilasters, window arch detail, keystones, moulded copings and cornicing at first floor level on the external façade
- **RAL 9005** – for the black detailing on the shopfront

The green tiles at the lower part of the shopfront are also proposed to be replaced as several are cracked or scratched. These will be replaced with a replica Victorian metro tile agreed to be:

- HE & Smith – Metro Victorian Green – Glazed Finish (75mm x 150mm)

Overall, the proposed replacement works to the shopfront, external façade and replacement windows are not considered to result in harm to the heritage asset.

The proposals will restore the attractive visual appearance and architectural significance of this heritage asset. It will also enhance the visual amenity and special character of the conservation area, by vastly improving the appearance of the building and the contribution it makes to the quality of this section of the conservation area.

Councillor I Payter - St Faiths
No comments received.

Councillor P Munday - St Faiths
No comments received.

Councillor T Pike - St Faiths
No comments received.

County Archaeologist
The proposal will involve no below ground works and, as such, I do not wish to raise any archaeological issues.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 28

Number of site notices: 1.

Statutory advertisement: 30/09/2022

Number of representations received: 1

Comment	Officer Comment
This building, located in a conservation area, is in a dilapidated state and has been like this for a decade. It is really important that the work is carried out quickly. It is hard to understand why this part of St Faiths ward is called a conservation area when it is not conserved. The building is currently an eye sore.	Comment noted - please see Sections 7-9 below.

7 Planning Considerations

7.1 In having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

(i) Principle of Development
(ii) Impact on Listed Building & St Faiths Conservation Area
(iii) Impact on Archaeology
(iv) Impact on Neighbouring Properties

(i) Principle of Development

7.2 The application site is located within both the defined urban area (as set out in Policies CS17 and AL2), and the defined Havant Town Centre (as set out in Policies CS4 and AL3). As such, development is considered acceptable in principle subject to development management criteria including, but not limited to, any potential impacts on the Listed Building (LB), St Faiths Conservation Area, and neighbouring amenity.

(ii) Impact on Listed Building & St Faiths Conservation Area

7.3 The existing building is in a poor state of disrepair and, therefore, has a poor visual appearance in East Street. The case officer and conservation officer visited, and entered, the property on 11 October 2022. During the site visit, it was discovered that; the existing windows were not original (except for the kitchen window at Flat No.5); and all first-floor windows were broken, rotten, and could no longer be safely opened. The proposed development is summarised below.

7.4 The existing **shopfront** would be replaced “like-for-like” as follows:

- The newly proposed frame would comprise timber sash posts with a timber sash frame, new mouldings, a replacement 18mm 3 plywood sign, and new mouldings around the sign.
- The existing lead flashing above the sign would be replaced with a new Code 4 lead flashing which would be embedded into the existing brickwork and pointed in with 1:1:6 cement, lime, and sand mortar.
- The existing ceramic green tiles (underneath the shopfront glazing) which are cracked or scratched would be replaced with 75mm x 150mm Metro Victorian Green tiles (HE & Smith).
- The existing shop doors would be overhauled and retained.
- The existing glazing would be replaced with 12mm reinforced glazing.

7.5 The existing **front external façade** would be repaired, repainted, and renovated as follows:

- The render repairs to the existing cracked and damaged sand and cement render (at all levels) would include two full coats of Dulux Weathershield Smooth, RAL 3014 “antique pink”, masonry paint.
- The pilasters, window arch details, keystones, moulded copings, and cornicing at first floor level would be repainted in RAL 1001 “beige”.
- The shopfront would have a RAL 9010 “pure white” painted finish, with RAL 9005 “jet black” detailing to match existing.

7.6 The existing **first-floor windows** (6no. on front elevation, and 1no. on rear elevation) would be replaced with 14mm cavity, slim line, double glazing encased in wooden frames. More specifically, the replacement sash windows would include “*clear Timbalite 4/6/4 low E krypton filled double glazed units*” which would have a 14mm unit thickness (i.e., 4mm soft coat, 6mm krypton filled cavity, and 4mm clear. The replacement sash windows would also match the method of opening to the existing windows, and would comprise softwood timber frames and new mouldings finished in RAL 9010 “pure white” to replicate the existing windows.

7.7 Although the use of double-glazed units is not generally deemed appropriate in historic buildings, it is considered acceptable in this instance to replace the existing windows / frames as set out above. This is because the replacement of the existing rotten frames and, in some cases, smashed / cracked glass would be an enhancement for the building. In addition, the style of the double glazing – i.e., slimline profile with 14mm cavity – is appropriate for use in historic buildings as the cavity is less visible and, therefore, more akin to a historic style of window.

7.8 Moreover, the proposed replacement and refurbishment works to the shopfront, external façade, and replacement windows are not considered to result in any harm to the heritage asset. Indeed, the proposed development would restore the attractive visual appearance and architectural significance of the heritage asset. The proposed development would also enhance the visual amenity and special character of the St Faiths Conservation Area by vastly improving the appearance of the building and the contribution it makes to the quality of this section of the conservation area. In light of all the above, it is considered that the proposed development would meet the requirements of Policies CS11 and CS16 in the Havant Borough Local Plan (Core Strategy) 2011, and Policy DM20 in the Havant Borough Local Plan (Allocations Plan) 2014.

(iii) Impact on Archaeology

7.9 The St Faiths Conservation Area is in the "Archaeological Alert Yellow Buffer" as it has the potential to contain archaeological remains related to the original occupation of Havant Town. In this instance, the County Archaeologist has not raised any archaeological issues as the proposed development would not comprise any below-ground works, and so would not impact any undisturbed archaeological remains.

(iv) Impact on Neighbouring Properties

7.10 The proposed development would comprise exteriors refurbishments and replacements to enhance the appearance of the listed building. In doing so, the proposed development would not appear overbearing, and would not lead to any adverse impact on neighbouring amenity in terms of overshadowing, loss of light, overlooking and/or loss of privacy above existing levels. As such, the proposed development would have a limited and an acceptable impact on the amenity of neighbouring properties and, therefore, would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

8 Conclusion

8.1 The scale, siting and design of the proposed replacement and refurbishment works would enhance the listed building, and conserve the St Faiths Conservation Area. The proposed development is, therefore, considered to be appropriate and is recommended for approval subject to planning conditions.

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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00910 subject to the following conditions:

1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement
(Published 20 September 2022)
Heritage Statement
(Published 20 September 2022)
Drg No: 5052-01 – Location and Block Plan
(Published 20 September 2022)
Drg No: 5052-02 – Existing Front Elevation

(Published 20 September 2022)
Drg No: 5052-03 – Existing Elevational Details
(Published 20 September 2022)
Drg No: 5052-04 – Existing Plan and Section
(Published 20 September 2022)
Drg No: 5052-05 – Existing Sectional Details
(Published 20 September 2022)
Drg No: 5052-06 REV B – Amended Proposed Front Elevation
(Received 24 October 2022; Published 27 October 2022)
Drg No: 5052-07 – Proposed Elevational Details
(Published 20 September 2022)
Drg No: 5052-08 – Proposed Plan and Section
(Published 20 September 2022)
Drg No: 5052-09 – Proposed Sectional Details
(Published 20 September 2022)
Drg No: 5052-10 – Proposed Window on Rear Elevation
(Received 24 October 2022; Published 27 October 2022)
Drg No: 5052-11 – Existing Sill Section
(Received 24 October 2022; Published 27 October 2022)
Drg No: 5052-12 – Existing Mid Rail Section
(Received 24 October 2022; Published 27 October 2022)
Drg No: 5052-13 – Existing Head Section
(Received 24 October 2022; Published 27 October 2022)
Drg No: 5052-14 – Existing Jamb Section
(Received 24 October 2022; Published 27 October 2022)
Drg No: 5052-15 – Proposed Sill Section
(Received 07 November 2022; Published 13 November 2022)
Drg No: 5052-16 – Proposed Mid Rail Section
(Received 07 November 2022; Published 13 November 2022)
Drg No: 5052-17 – Proposed Head Section
(Received 07 November 2022; Published 13 November 2022)
Drg No: 5052-18 – Proposed Jamb Section
(Received 07 November 2022; Published 13 November 2022)
Drg No: 5052-WD1 – Window Detail Sheet (Type No.1)
(Received 24 October 2022; Published 27 October 2022)
Drg No: 5052-WD2 – Window Detail Sheet (Type No.2)
(Received 24 October 2022; Published 27 October 2022)
Drg No: 5052-WD3 – Window Detail Sheet (Type No.3)
(Received 24 October 2022; Published 13 November 2022)
Email re Windows & Materials – 07.11.22
(Received 07 November 2022; Published 13 November 2022)
Email re Windows & Materials – 17.11.22
(Received and Published 17 November 2022)

Reason: To ensure provision of a satisfactory development.

3 The external materials used shall match in type, colour, and texture, to those of the existing building so far as practicable and retained thereafter. For the avoidance of doubt, and unless otherwise agreed in writing with the Local Planning Authority, the agreed external materials and colour palettes are:

- 12mm toughened glazing at ground floor;
- 14mm clear Timbalite 4/6/4 low E krypton filled double glazing in softwood timber sash windows at upper floors.
- HE & Smith Metro Victorian Green (Glazed Finish) Tiles (75mm x 150mm);
- RAL 1001 “beige” for pilasters, window arch details, keystone, moulded copings, and cornicing at first floor.
- RAL 3014 “antique pink” for external render;
- RAL 9005 “jet black” for shopfront detailing;
- RAL 9010 “pure white” for shopfront, first-floor softwood timber frames, and any other bare wood;
- Timber framed replacement shopfront at ground floor; and
- Softwood timber window frames at first-floor.

Reason: To protect the architectural and historic interest of the listed building, to protect the character and visual amenities of the surrounding conservation area, and having due regard to Policies CS11 and CS16 in the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 in the Havant Borough Local Plan (Allocations Plan) 2014, and the National Planning Policy Framework.

4 All works of external repair and restoration shall faithfully match the original features, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the architectural and historic interest of the listed building, to protect the character and visual amenities of the surrounding conservation area, to secure a satisfactory and sympathetic form of development, and having due regard to Policies CS11 and CS16 in the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 in the Havant Borough Local Plan (Allocations Plan) 2014, and the National Planning Policy Framework.