

DELEGATED OFFICER REPORT

Site Address:	Church House, The Pallant, Havant, PO9 1BE		
Proposal:	Listed Building Consent for replacement of 5No ground floor windows.		
Application Type:	Listed Building Consent		
Application No:	APP/24/00199	Expiry Date:	02/07/2024
Applicant:	Mrs Saunders PCC of St Faiths Havant		
Agent:	Mrs Saunders PCC of St Faiths Havant	Case Officer:	Jennie Fox
Ward:	St Faiths		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The site is located on the corner of The Pallant and Prince George Street within Havant Town Centre. It comprises a two-storey building, comprising several different sections. It is also within the St Faiths Conservation Area.

The property has been Grade II listed by Historic England with the following listing description:

'House (church office). C18, with early C19 alterations. Brick, with a tile roof. Symmetrical north side of 2 storeys and attic, 3 windows. Tile roof with coved plastered eaves, 3 hipped dormers with sashes. Painted brick walling in Flemish bond, rubbed flat arches, plastered 1st floor band and plinth. Victorian sashes. The west gable, with southward extensions, includes decorated cusped bargeboards and a porch of 4 columns, with cornice, panelled frieze, 6-flush-panelled door between side windows. The long east wing has a tile roof, brick dentil eaves, red brick walls in Flemish bond, rubbed flat arches, and Victorian sashes. The plain, brick and tile, stable block at the south-west corner, is used as a shop'.

The frontage to the building is on The Pallant, whilst the rear of the site is enclosed by a historic brick boundary wall and which also includes a car park. The site complex also includes Pallant Hall which is used for community use.

2 Planning History

02/61367/002 - Application to crown lift and crown reduce the radius of a Yew tree (T1) subject to TPO 1686., PERM,17/01/2003

97/61367/001 - Crown reduce Yew tree covered by TPO 1686, PERM,23/12/1997

95/61367/000 - Listed Building Consent for replacement door on East elevation., ,01/12/1995

07/61367/003 - Application to fell a Common Yew (T1) subject to TPO 1686 within St Faiths Conservation Area. , REF,03/05/2007

07/61367/004 - Crown lift to 3m from ground level, remove epicormic growth to the

height of the first major limbs, lightly prune crown area shortening longer lateral limbs where required to balance a Common Yew (T1) subject to TPO 1686. ,
PERM,09/07/2007

08/61367/005 - Listed Building Consent for fixing Heritage Trail plaque to boundary pillar., PERM,23/05/2008

08/61367/006 - Construction of new store on site of existing dilapidated building, and change of use and alterations to provide 2No. first floor flats and 2No. ground floor offices., PERM,27/11/2008

08/61367/007 - Listed Building Consent for construction of new store on site of existing dilapidated building, and change of use and alterations to provide 2No. first floor flats and 2No. ground floor offices., PERM,27/11/2008

APP/13/00215 - Reduce 1No. Yew (T1) to provide 2m clearance from roof of Coach House subject to TPO 1686., PERM,15/04/2013

APP/17/00624 - Listed Building application for display of 2No. non-illuminated Notice Board signs attached to exterior of Church House., PERM,04/08/2017

APP/17/00625 - Display of 2No. non-illuminated Notice Board signs attached to exterior of Church House; 1No. non-illuminated Aluminium 'A' frame folding sign located in front courtyard; 2No. Waterproof banner signs attached to front railings. ,
PERM,04/08/2017

APP/17/00785 - Listed Building Consent for installation of a new boiler and an external flue., PERM,11/10/2017

APP/18/00911 - Remove epicormic growth on the stem and crown reduce by up to 1m 1No. Yew tree within the conservation area of St Faiths and subject to TPO 1686.,
PERM,14/11/2018

APP/23/00007 - Listed Building Consent for construction of 4no. brick buttresses to rear side of existing brick boundary wall., PERM,26/05/2023

APP/23/00006 - Construction of 4no. brick buttresses to rear side of existing brick boundary wall., PERM,26/05/2023

APP/23/00569 - Listed Building Consent to (1) remove a c.1970's staircase and replace with a new staircase; (2) install an energy efficient boiler to provide heating and hot water to the Coach House (west wing), including new external flue; (3) reconfiguration of part of first floor space; (4) upgrade part of the existing WC facilities to provide wheelchair accessible washroom facilities., PERM,18/01/2024

APP/24/00321 - Replacement of 5No ground floor wooden framed sash windows with timber slim line style double glazing. Permitted 16/10/24
Officer comment: *This is the parallel planning application to this application for listed building consent.*

3 **Proposal**

Listed Building Consent for replacement of 5No ground floor windows.

4 Policy Considerations

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

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: II Ecclesiastical
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer
Site

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The frontage to the building is on The Pallant, whilst the rear of the site is enclosed by a historic brick boundary wall and which also includes a car park. The site complex also includes Pallant Hall which is used for community use.

Proposal

Listed building consent for replacement of 5no. ground floor windows.

The proposal is to replace these with like for like, wooden frame, sash windows. It is proposed to replace these with slim line style double glazing (6-4-6mm). The finish will be white painted windows with black architraves as existing.

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.

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 policies 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 windows proposed for replacement are located within the historic core of the building at ground floor level. An internal site visit carried out in December 2023 revealed that the windows are beyond reasonable economic repair and currently in very poor condition. As a result, the rooms in which these windows are located, are not usable as the building is used for community use.

The existing windows are timber framed with single glazing. However, whilst they are historic in character, they appear to have been altered in the past including modern frames (very simple with no internal architraves) and some glazing has been replaced with single panes of Perspex, rather than glass.

The proposal is to replace like for like with timber frames in the same sash style as the existing., finished with a white gloss paint. The only alteration would be the use of double glazing instead of single glazing. However, a slimline style of double glazing is being proposed, with a profile of 4-6-4mm, which almost replicates the appearance of single glazing. Furthermore, these windows would not feature any glazing bars, which would make the slimline double glazing even less apparent. Further plans were submitted during the course of the application so that all the relevant details for the replacement windows are now included.

Conclusion

The use of slimline glazing within the replacement windows, would result in small degree of harm, that being less than substantial harm, at the lower end of the scale. However, the benefits of this proposal would be the ability to re-use two of the ground floor rooms for the community use building. It is considered that this benefit outweighs the small degree of harm, for which there is clear and convincing evidence in the form of the need to repair the existing windows.

With regards to the impact of the proposal on the St Faiths Conservation Area, it is considered that the proposal would not result in harm to the significance of the conservation area, as the overall visual contribution made by the building would be improved. The proposal would therefore meet the test set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) 1990 and the relevant national and local planning policies.

NO OBJECTION

Councillor Daniel Berwick

No comments received.

County Archaeologist

I am happy to confirm that I would not raise any archaeological issues

Developer Services, Southern Water

Southern Water has no comments to make on the above proposal.

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: 15

Number of site notices: One

Statutory advertisement: 10/05/2024

Number of representations received: None

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon heritage assets

(i) Principle of development

7.2 Church House is a Grade II Listed Building. The application proposes 5No replacement ground floor windows. 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. In addition S66 requires special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and S72 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. These matters are considered below.

(ii) Impact upon heritage assets

7.3 The proposal is for Listed Building Consent for replacement of 5No ground floor windows. The proposal is to replace these with like for like, wooden frame, sash windows. It is proposed to replace these with slim line style double glazing (6-4-6mm). The finish will be white painted windows with black architraves as existing.

7.4 The windows proposed for replacement are located within the historic core of the building at ground floor level. An internal site visit carried out in December 2023

revealed that the windows are beyond reasonable economic repair and currently in very poor condition. As a result, the rooms in which these windows are located, are not usable as the building is used for community use.

- 7.5 The existing windows are timber framed with single glazing. However, whilst they are historic in character, they appear to have been altered in the past including modern frames (very simple with no internal architraves) and some glazing has been replaced with single panes of Perspex, rather than glass.
- 7.6 The proposal is to replace like for like with timber frames in the same sash style as the existing, finished with a white gloss paint. The only alteration would be the use of double glazing instead of single glazing. However, a slimline style of double glazing is being proposed, with a profile of 4-6-4mm, which almost replicates the appearance of single glazing. Furthermore, these windows would not feature any glazing bars, which would make the slimline double glazing even less apparent. Further plans were submitted during the course of the application so that all the relevant details for the replacement windows are now included.
- 7.7 The use of slimline glazing within the replacement windows would result in small degree of harm, that being less than substantial harm, at the lower end of the scale. However, the benefits of this proposal would be the ability to re-use two of the ground floor rooms for the community use building. It is considered that this benefit outweighs the small degree of harm, for which there is clear and convincing evidence in the form of the need to repair the existing windows.
- 7.8 With regards to the impact of the proposal on the St Faiths Conservation Area, it is considered that the proposal would not result in harm to the significance of the conservation area, as the overall visual contribution made by the building would be improved. The proposal would therefore meet the test set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) 1990 and the relevant national and local planning policies.

8 Conclusion

- 8.1 It is considered that the proposal is acceptable and meets the local policy and statutory requirements in that it would preserve the listed building, its setting, and any features of special architectural or historic interest which it possesses. As such the proposal complies with the requirements of Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/24/00199 subject to the following conditions:

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.
Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The materials used for the proposed windows and their design shall be as

approved in the submitted application details.

Reason: In the interests of the amenities of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.