Heritage Team Response

Date – 21/2/2024

APP/23/00852

Application site – The Golden Slots, 1 East Street, Havant

Site

The application site is located at the crossroads in Havant town centre and on the corner junction of North Street and East Street. The site comprises a 2 ½ storey building of historic construction known as the White Hart Public House. The building was listed in 2017 by Historic England listing for the following reason:

*'The White Hart of 1889 by Alfred Edwin Stallard is listed at Grade II for the following principal reasons: * Architectural interest: an exuberant example of a late-Victorian corner pub designed by a noted local architect; the exterior combines vernacular elements with polite features associated with the Queen Anne revival; * Group value: the White Hart has strong group value with the Grade II-listed Havant War Memorial, also designed by A.E. Stallard, and with St Faith's Church (Grade II*)'.*

The building is constructed from red brick in an English bond with terrcotta dressings, applied half-timbered gables and a clay tiled roof. The building comprises 2 ½ storey, with access to the upper floors bring located on a separate staircase to the north of the building. The building previously had a corner entrance but this has not been in use for some time and separate entrance doors on North Street and East Street. As described in the listing:

'East and North Streets have almost identical fronts of three bays, separated by a canted and recessed corner bay. Wide and narrow bays are alternated, with the former receiving more elaborate architectural treatment. There is a continuous plinth and string courses at sill and first-floor levels. Ground-floor openings have a three-centred arch with gauged voussoirs and a continuous hood-mould. The outer bays have recessed, three-light casement windows with a geometric pattern of glazing bars above the transom. Beneath the windows are decorative terracotta panels in the Jacobethan manner'.

The building retains the original windows on the front façades which are decorative, painted, timber framed, single glazed windows. At ground floor, the windows and doors are set in decorative, gauged voussoirs . Each window and door has a curved, top section of glazing with a unique framing design. On the windows, the central top pane is capable of being opened, although these are currently fixed shut. Beneath each window is a recessed brick, decorate panel.

Further to this, there is a building attached to the northeast corner of the listed building which is linked internally by a punctuation in the north wall. This is a relatively modern building and not of any historical merit. Attached to the northeast of this link building, is a further building which would have originally been an outbuilding, but now attached to the link building. The façade which is visible from the rear of the site shows this brickwork to be more historic in character and with a different, style of clay tile roof. Given its historic character, this is considered to be a non-historic heritage asset, however it is noted that it is not in an overly good state of repair.

Proposal

Partial demolition of rear outbuilding to provide alterations and extension of ground floor premises to create 4 no. supported living flats (class c3 (b)) with communal spaces, staff accommodation & refuse and bicycle storage. Listed building conversion to include alterations to internal layout and alterations to external window openings.

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.

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. 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.

200. 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.

201. 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.

202. 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.

203. 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.

205. 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.

206. 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.

207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

(a) the nature of the heritage asset prevents all reasonable uses of the site; and

(b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

(c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

(d) the harm or loss is outweighed by the benefit of bringing the site back into use.

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

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 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.

<u>Assessment</u>

The building has been vacant since 2018 however, the first and second floors remain occupied under residential use. The planning application provides evidence that the site is not viable to continue as a commercial use following a period of unsuccessful marketing. An application was made in 2023 for a change of use to a convenience store however, this was withdrawn due to concerns raised by the Highways Authority. The condition of the building is visibility deteriorating, particularly on the external façade facing into North Street and East Street and whilst is regrettable that it is not longer viable as its original use as a public house, a new residential use would bring the building back into use, therefore securing its future longevity.

The proposal is to convert the main core of the historic building into residential accommodation comprising 2no. units, with a further 2no. units being provided within an extension to the outbuilding following the demolition of the non-designated hertiage asset and part of the modern link building both located at the rear of the site.

With regards to the internal conversion, the subdivision will comprise several new stud walls to facilitate the subdivision of the space to form 2no. units, a social space. Existing chimney stacks are

to remain in situ. Overall, there is no objection to the proposed subdivision of the space however, the plans are lacking in detail on the following elements:

- Ceiling heights as part of conversion – is insultation / sound proofing being proposed? If so, what type?
- Any further insulation being proposed? If so, what type?
- Are the existing vents to be replaced? If so, with what?
- Are any new vents proposed? If so where and what type?
- Will all existing window and door architraves be visible internally? The plans show stud walls cutting off certain parts of the frames – can this be clarified please?
- In the 'Social' space, it is unclear if the section of new wall abutting the chimney breast is a wall, screen or railing – please clarify?
- Is there to be a method statement for internal and external repair including a schedule of works? i.e. particularly the windows which are all currently fixed shut?

With regards to the new extension, the loss of the existing extensions is not deemed to be harmful to the significance of the main heritage asset. The proposed design of the new extension has a similar character to the main building with a pitched tiled roof. The existing porch entrance on North Street will also be extended forward. Overall, the main extension is not considered to result in harm to the main heritage asset subject to the use of high quality, appropriate materials. The existing extensions both feature slate tiles and it will be expected that this material is brought forward with the new extensions. The use of synthetic slate will not be supported given the attachment of the building to a designated hertiage asset. Therefore, the proposal to use a 'Cembrit Westerland Slate' tile is not appropriate. Further details will be required for the following materials – these can be provided pre-determination, or via a planning condition:

- External materials samples and / or details
- Details of all new windows / doors / roof lights – please note uPVC frames will not be supported.
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Conclusion

HOLDING OBJECTION – subject to the clarification on the above points / submission of further information as highlighted.