

Heritage Team Consultation Response

Application Ref: – APP/22/00599

Address: 18 East Street, Havant

Proposal:

Removal of existing external signage. Removal of 1No existing night safe. Existing aperture to be infilled, render, and paint to match existing. Removal of 1No existing ATM. Section of existing window to be replaced with new to match existing. The existing window cill to be repaired to match existing.

Site:

The site is located in East Street within Havant Town Centre and the St Faiths Conservation Area. The building is not listed but is of heritage value, with traditional style shop front, windows and architectural detailing. It is therefore classed as a non-designated heritage asset. It was previously used a bank but is now vacant. Several buildings along East Street have been recently changed into residential accommodation from commercial uses.

Legislation:

The site is located in South Street in Havant Town Centre and within the St Faiths Conservation Area. It comprises a mid terrace property currently in office use.

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.

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 does not include or require any structural changes to the building or its exterior, other than the reinstatement of the window where the ATM was located and the removal of the signage. As such the impact on the conservation area will be negligible and meet the test of Section 72 as set out above.

Conclusion: No objection

R McMurray

7/9/2022