
Site Address: 18 East Street, Havant, PO9 1AQ
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.

Application Type:	Full Planning Permission		
Application No:	APP/22/00599	Expiry Date:	29/09/2022
Applicant:	Barclays Bank plc		
Agent:	Mr Chiu	Case Officer:	Lewis Ford
	ISG Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 18 East Street, Havant, PO9 1AQ.

The site comprises a prominent 2.5 storey building, on the southern side of East Street, which was previously occupied by Barclays Bank PLC. The street is mixed-use and includes businesses, dwellings, shops, and vacant units (including the site). The site is located within the defined Havant Town Centre and St Faiths Conservation Area. Finally, although the building is not listed, it is of heritage value due to its traditional style shop front, windows, and architectural detailing. As such, the building is considered to be a non-designated heritage asset.

2 Planning History

17647 – PERMISSION in April 1966 for alterations and additions to Barclays Bank Ltd, 18 East Street, Havant.

17647/1 – PERMISSION in January 1973 for change of use from caretakers flat to banking offices at 18 East Street, Havant.

17647/3 – PERMISSION in February 1983 for installation of cash vending machine at 18 East Street, Havant.

17647/4 – PERMISSION in November 1983 for two storey rear extension at 18 East Street, Havant.

17647/5 – GRANT of LISTED BUILDING CONSENT in September 1983 for part single storey and part two storey extension at rear of Barclays Bank PLC, 18 East Street, Havant.

92/57488/LB – REFUSAL of LISTED BUILDING CONSENT in August 1992 for the installation of antenna to front elevation at Barclays Bank, 18 East Street, Havant.

94/57488/3 – PERMISSION in January 1995 for additional of 3no. air conditioning condensers on rear and side (east) elevations at Barclays Bank PLC, 18 East Street, Havant.

99/57488/5/ADV – ADVERTISEMENT CONSENT in October 1999 for display on non-illuminated projecting globe sign to front (north) elevation.

99/57488/6 – PERMISSION in October 1999 for replacement ATM to front elevation at Barclays Bank, 18 East Street, Havant.

99/57488/7/LB – WITHDRAWN APPLICATION in September 1999 for listed building consent for replacement ATM to front elevation.

03/57488/008 – PERMISSION in January 2004 for disabled access ramps to side and end elevations, additional steps on end elevation, and replacement ATM at a height suitable for wheelchair access.

04/57488/009 – ADVERTISEMENT CONSENT in March 2004 for the installation of internally illuminated side panel to right hand side column of ATM.

APP/11/01407 – ADVERTISEMENT CONSENT in October 2011 for the installation of 1no. non-illuminated fascia panel sign and 1no. non-illuminated projecting sign.

APP/11/01441 – PERMISSION in November 2011 for the addition of 2no. floor standing condenser units to rear elevation and relocation of 1no. condenser unit to first floor flat roof to replace redundant unit.

3 Proposal

This planning application comprises the following proposals:

- Removal of existing external signage;
- Removal of 1no. existing night safe;
- Existing aperture to be infilled, rendered, and painted to match existing;
- Removal of 1no. existing ATM;
- Section of existing window to be replaced with new to match existing; and
- Existing window cill to be repaired to match existing.

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	(Town, District and Local Centres)

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: Non-designated heritage asset
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer

No objection.

The building is not listed but is of heritage value with its traditional style shop front, windows, and architectural detailing. It is, therefore, classed as a non-designated heritage asset.

The site is located in Havant Town Centre and within the St Faiths Conservation Area, and comprises a mid-terrace property.

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.

Paragraph 203 of the **National Planning Policy Framework (NPPF)** states that:

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, conservations areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CS16(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 applications which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

(1) Describes 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 asset(s), and mitigation that is proportionate to the impact and significance of the heritage asset(s), including, where possible, positive opportunities to conserve and enjoy heritage assets.

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 will meet the test of Section 72 as set out above.

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

No comments received.

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: 33

Number of site notices: 1

Statutory advertisement: 19/08/2022

Number of representations received: 1

Comment	Officer Comment
[REDACTED] did not and have not mentioned to me that they were formally notified of Barclays intention to submit a planning application, nor had they been provided with details of the proposed works referred to in the application. From my inspection of the front elevation on Monday 10 October, it appears that Barclays have already carried out some basic work to the building in connection with the works referred to in their planning application. However, it is my opinion that the standard of the work undertaken to date is very poor. My photographs, attached hereto, show the holes and chipped section vis a vis the fascia and the weeds still, after two years or more, growing out of the walls. No property preparation of the surfaces that need to be painted has been undertaken or carried out to any of the new materials used. I, therefore, think that any planning approval that the Council may choose to issue should be conditional upon Barclays carrying out all the work to a good standard in keeping with other nearby properties in East Street within the St Faith's Conservation Area.	The Applicant's Agent has responded stating that: "We confirm that we will return & improve the work already carried out to ensure it is more in keeping with the property/finishes". To ensure the proposed work and remedial action is carried out to a "good standard", the inclusion of Planning Condition No.2 has been proposed - please see Sections 7 and 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 Heritage Assets
- (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 conservation area and residential amenity.

(ii) Impact on Heritage Assets

7.3 The building is within the St Faiths Conservation Area and is, itself, considered to be of heritage value. As such, the building is classed as a non-designated heritage asset. The proposed development aims to return the building to its "pre-Barclays" occupation and so proposes the removal of the existing external signage, night safe, and ATM. More specifically, the proposed development would include the following:

- Removal of existing branch name plate;
- Removal of night safe, and aperture to be infilled, rendered, and painted;
- Removal of existing ADT alarm box;
- Removal of champagne fascia;
- Removal of champagne projecting sign;
- Removal of CCTV camera; and
- Removal of ATM and dark blue vinyl internal glazing, and replacement with new window to match existing windows (plus cill works to match existing).

7.4 The Applicant has confirmed that the original building fabric will not be altered, removed, or concealed. Indeed, the front elevation will be infilled, rendered, and painted to ensure that the external walls and fascias are "made good", and match the existing building fabric, after all the above has been removed. Given the above, the Conservation Team has raised "no objection" as the impact on the building and conservation area will be "negligible". As such, it is considered that the proposal would be appropriate and conserve the heritage of Havant Borough. In doing so, the proposal would meet the requirements of Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and Policy DM20 of the Havant Borough Local Plan (Allocations Plan) 2014.

7.5 Notwithstanding the above, it was noted during an officer site visit that the proposed works had already commenced, but that the remedial works to "make good" the façade had not been undertaken to a satisfactory standard. The Applicant has confirmed that they will return to the site to improve the works that have already been carried out to ensure it is more in keeping with the property/ finishes. Given the heritage value of the building, a suitably worded planning condition has been proposed to ensure that the remedial works (i.e., infilling, rendering, and painting; as well as replacement with new window and cill works) are completed to a satisfactory standard.

(iii) Impact on Archaeology

- 7.6 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 commented on the planning application. It is considered that further requests for comments are not necessary as the proposed development includes external wall and façade alterations only, and would not include any structural changes nor ground works which may impact any undisturbed archaeological remains.

(iv) Impact on Neighbouring Properties

- 7.7 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. As such, the proposed development would have a limited and an acceptable impact on surrounding properties and, therefore, it would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

8 Conclusion

- 8.1 The appearance and design of the proposed development – to return the building to its “pre-Barclays” occupation - would conserve the heritage value of the non-designated heritage asset, and would preserve the character and appearance of the St Faiths Conservation Area. The proposed development is, therefore, considered to be appropriate and is recommended for approval subject to appropriate planning conditions.
-

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00599 subject to the following conditions:

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

Drg No: BY108000_221 – Existing Front Elevation

Drg No: BY108000_231 – Proposed Front Elevation

Drg No: BY108000_240 – Location Plan

Drg No: BY108000_241 – Block Plan

Drg No: BY108000 - Design, Access & Heritage Statement

(Published 09 August 2022)

Reason: To ensure provision of a satisfactory development.

- 2 The external front wall and fascia will be "made good" - after the removal of the existing external signage (including champagne fascia sign and projecting sign), night safe, ADT alarm box, CCTV camera, and ATM - through the replacement of a new window, window cill repair works, and the infill, rendering and painting of the external wall and fascia as per the hereby approved plans. All the above shall be carried within 3 calendars months of the date of this decision and will match in type, colour, and texture, to that of the existing building so far as practicable unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of the character and visual amenities of the building and surrounding conservation area, whilst having due regard to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.