

Heritage Team Response

Date – 15/2/2022

APP/21/01322

Site – Langstone Lodge, 1 Langstone High Street, Langstone

Proposed development:

Demolition of existing single storey additions; extensions and alterations including part single, part two storey extensions to NE elevation with terrace; and single storey to NW elevation; repositioning of the main entrance stone portico.

The Site

The site is located in the Langstone Conservation Area and within the setting of the Chichester Harbour AONB. No. 1 Langstone High Street comprises a large, detached property which is set in substantial grounds and set back from the main High Street and enclosed by a high brick boundary wall. The property, known as Langstone Lodge has been identified as a building of historic interest in the Langstone Conservation Area 2011 (CA).

Legislative and Policy Context

When assessing the proposal, the following legislation and policy context is taken in consideration.

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.

Local Policy

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 development proposals must conserve and enhance the historic assets of Havant.

Proposal:

The proposal is to demolish the 20th Century additions to the Northeast Elevation and replace this with a larger single storey extension. It would also include an orangery type single storey corner extension on the western corner of the house and a FF extension to the North East elevation. No other major alterations are planned for existing house other than moving the main entrance and its stone portico to a more central location on the South East Elevation.

Assessment:

The single storey extension on the NE elevation would be of a flat roof design with a balcony area on the rooftop of this space. The extension complements the elevation and would be constructed of matching materials. The extension to the western corner would also be complementary and sympathetic in terms of its design and scale. The first floor extension on the NE elevation would sit alongside the single storey extension and would be subservient in scale to the existing house and also feature matching materials.

The property is positioned well into the spacious plot and therefore is not highly visible from Langstone High Street. Nonetheless, the proposals are in keeping and sympathetic to the main dwelling and would not result in harm to the original building or the wider Langstone Conservation Area. The site is within the AONB however, CHC will make separate comments on the potential impact the development may have on the AONB.

The proposed materials would match those on the existing house (clay tiles and painted render and leadwork for flat roof areas)

Overall, the proposals would meet the test of 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.

Conclusion

No objection.

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