

Heritage Team Response

Date – 1/7/2022

APP/22/00455

Site – Verge on Selsmore Road and north of, 1 Rose in June Place, Mengham Avenue, Hayling Island, PO11 9JB

Proposed development:

Application to determine if prior approval is required for a proposed 5G telecoms installation: H3G Phase 8 high street pole c/w wrap-around cabinet and; and 3 further additional equipment cabinets.

The Site

The application site is located on the corner of Mengham Avenue and Selsmore Road on a highway verge. The area comprises a mixture of residential and commercial development. On the north side of Mengham Avenue is a Grade II listed building – Mengham Farmhouse. The listing description for this building is as follows:

House, formerly a farmhouse. Circa late C16 or early C17; altered in C17, C18, C19 and C20. Roughcast timber-frame. Plain tile hipped roof Brick axial and end stacks. PLAN: 3-room plan, service room to the right [east]; with a smoke-bay and possibly an open hall originally. If open, the hall would have been floored in the C17; later in C17 or in the C18 a stack was inserted into the smoke-bay, a lobby entrance entrance formed at the front and a winder staircase installed beside the stack at the back. Later in the C18 or early in the C19 an outshut was built at the back and a large oven built at the right [east] end. Late C20 wing to rear left. EXTERIOR: 1-storey and attic. Asymmetrical 4-window south front. 2 and 3-light casements with glazing bars; 3 gabled attic dormers with 2-light casements with glazing bars; doorway to right of centre with C20 gabled porch. Stack at right [east] end with large oven at base. Roof at rear carried down over outshut; small C20 wing on right.

INTERIOR: Timber-framing exposed. Right hand room has chamfered axial beam with middle section scarfed in, brick fireplace in later outshut on right end with chamfered timber lintel and large brick bread oven. The hall and inner room to left have flamed partition between; chamfered axial beams with hollow-step stops, the inner room with triangular stop, chamfered joists with cyma or hollow-step stops; hall has large brick fireplace with chamfered cambered lintel. In the attic chambers exposed wall-framing with jowled posts, tension-braces and wall-plate; queen-post trusses with clasped purlins and wind-braces. In the roof-space there is smoke-blackening in the smoke-bay, the common-rafters over the hall appear to be clean.

Legislative and Policy Context

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

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.

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.

Assessment:

The proposal is to erect a 15m high telecoms pole to enable 5G. No heritage statement has been submitted with the prior approval application to establish the impact of the development on the heritage asset. Mengham Farmhouse is set back from Selmore Road, with the front boundary comprising of an attractive flint and brick mix design. However, the building is clearly visible from Selmore Road, particularly when viewed eastwards where its entire west elevation can be appreciated.

Whilst the development would be located on the opposite side of Mengham Avenue and not within or adjacent to the direct curtilage of Mengham Farmhouse, when looking eastwards along Selmore Road, it would be viewed in context with the 5G telecoms pole. This would be harmful to the appreciation of this heritage asset. If there is an option to resite the telecoms equipment elsewhere within the vicinity, not within the wider setting of a heritage asset, then this would be considered less harmful.

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