

Recommendation: **GRANT LISTED BUILDING CONSENT**

Listed Building consent for external and internal alterations to provide an accessible surgery wing and replacement rear entrance lobby. Internal alterations to revise first and second floor flats for new use as cosmetic surgeries with associated new patient and staff rooms.

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)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)
CS7	()
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Grade 2
Conservation Area: St Faiths

5 **Statutory and Non Statutory Consultations**

Conservation Officer

relation to the significance of the listed building. The listed building consent application covers a wide range of works (internal and external) as outlined in the heritage statement. These works form part of a scheme to restore and refurbish the building. Where new works are proposed they have

been designed in a manner that respects the character of the building whilst resulting in minimal loss of historic fabric.

The extent of the external works are relatively modest and primarily only visible from the north elevation or within the private rear garden / courtyard space. The most significant external alteration is the replacement of the existing and relatively modern glazed lean-to structure. The proposed structure is well designed and fits harmoniously into the setting. The publicly prominent south elevation, which faces directly onto the main street, is to be retained as existing with the exception of the proposed conservation repairs to the sash cord windows

I am of the view that the scheme should indeed be commended for these proposals and they will all be in keeping with what exists currently whilst also restoring the building to a former glory. This is very much in line with current conservation philosophy and practice.

Recommendation

No objection, subject to conditions

1) Material samples to be submitted

2) Sample panel of the rebuilt ironstone wall to be agreed

3) Any alterations and repairs to brickwork shall be carried out utilising matching materials, brick bond and jointing details. An appropriate lime mortar shall be used, the specification for which to be agreed in writing by the Local Planning Authority.

Reason - To maintain the character and avoid damage to the listed building.

4) Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the glazed lantern, windows and doors have been submitted to, and approved in writing by the local planning authority. The details to comprise:-

1:20 elevation and plan; 1:5 section and full size glazing bar detail. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading). The materials used method of opening and finishes. The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason - In order to safeguard the building's special architectural and historic interest. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

5) Guttering details to be submitted

Councillor Imogen Payter

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

No comment

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: 26

Number of site notices: 1

Statutory advertisement: 17/12/2021

Number of representations received: 0

Comment	Officer Comment
No comments received	

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the Listed Building and St Faiths Conservation Area

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. As the building is Grade II listed and located within a Conservation Area further considerations are addressed below.

(ii) Impact upon the Listed Building and St Faiths Conservation Area

7.3 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.

7.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

7.5 The main building is a Grade II listed building located within the St Faiths Conservation Area and as such there is particular importance to protect and maintain the heritage of the building. The proposal includes the following :

7.6 Both internal and external alterations to this Grade II listed building alongside a change of use of the first and second floors from existing residential use to be used as dental surgeries. The existing ground floor is currently in use as a dental surgery and has been in use for many years .

7.7 The internal reconfigurations would include alterations to the ground floor to create 5 surgery rooms on this level alongside two waiting rooms, a reception and store rooms. At first floor the reconfigurations would include two cosmetic surgeries , a waiting room, x ray room and w/cs. This was previously a one bedroom apartment with a lounge, kitchen and dining room. The second floor level would be used for staff with a changing room, staff room, w/c and office. This also was previously a one bedroom apartment.

7.8 External alterations include the repair and redecoration of the sash windows . To the rear the existing lean to entrance porch would be replaced with a lead roof with timber framed door and double glazed windows. The element of the building to the rear forming the accessible surgery would comprise of repairs to the chimney internally

with a raised floor level and raised ceiling height. An area of flat roof to the rear between the new surgery rooms and the main building would form a new lead roof. A new boiler flue would also be added located in the store rooms to the rear and emerging from the roof slope. The store rooms to the rear would have a new slate roof , with the existing corrugated roof removed.

- 7.9 The proposed alterations are considered to be in keeping with the historic fabric of the building. The Council's Heritage Officer has been consulted in regard to the proposals and has upheld no objection stating they respect the character of the building and minimise loss of historic fabric. The works seek to restore the building and support is granted alongside conditions which have been applied. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.
- 7.10 The Council's Heritage Officer has been consulted in regard to the proposals and has upheld no objection stating they respect the character of the building and minimise loss of historic fabric. The works seek to restore the building and support is granted alongside conditions which have been applied. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 and CS11 of the HBLP (Core strategy) and policy DM20 of the Local Plan (Allocations) .

8 **Conclusion**

- 8.1 The changes proposed to no 27 East Street are considered to have a limited and acceptable impact on the character and historic integrity of this listed building and the St Faiths Conservation Area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policies CS11 and CS16 and policy DM20 of the Local Plan (Allocations) and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/21/01313 subject to the following conditions

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used internally and externally as part of this application have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance

with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory in the context of the listed building and conservation area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until a sample panel of the rebuilt ironstone wall has been submitted to and approved in writing by the Local Planning Authority. Only the sample so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory in the Conservation Area and impact on the listed building having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Any alterations and repairs to brickwork shall be carried out utilising matching materials, brick bond and jointing details. An appropriate lime mortar shall be used, the specification for which to be agreed in writing by the Local Planning Authority.

Reason: To maintain the character and avoid damage to the listed building having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the glazed lantern, windows and doors have been submitted to, and approved in writing by the local planning authority. The details to comprise:-
1:20 elevation and plan; 1:5 section and full size glazing bar detail. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading). The materials used method of opening and finishes. The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason: In order to safeguard the building's special architectural and historic interest having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Notwithstanding any description of materials in the application no above ground construction works shall take place until guttering details have been submitted to and approved in writing by the Local Planning Authority. Only the details so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory in the context of the listed building and conservation area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.