

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)
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)

Submission Version Havant Local Plan

E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Grade 2
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Councillor Imogen Payter

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

No comment

Environmental Health Manager, Community Group

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have read the enclosed documentation provided by the applicant and can advise this office has no objection to this application.

I would however request, that if the Local Planning Authority were minded to approve this application that the following informatives be added to the decision notice:

Case Officer comment : Please see informatives

Historic England

Thank you for your letter dated 10 December 2021 regarding the above application for planning permission. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are attached.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.

Heritage

It is my view that the applicants have clearly and fully considered the proposals put forward in 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

Planning Policy

From a policy perspective there is nothing which would resist the loss of flats. And in terms of the proposed use(s), I'd suggest they would generally be in line with the type of use we'd wish to see on East Street.

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: 25

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 character and appearance of the St Faiths conservation area and listed building
- (iii) Change of use
- (iv) Impact upon residential amenity
- (v) Parking

(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.

7.3 The Council has a statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to properly assess the impact of development proposals on designated heritage assets. The designated heritage asset most significantly affected by the present proposals is the St Faiths Conservation Area, both directly and its setting. The National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) provide additional guidance on the interpretation. The current proposals primarily affect the St Faiths Conservation Area and its setting.

Any decisions relating to conservation areas (including their setting) must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular section 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan. In basic terms new development needs to be informed by the characteristics that contribute to the character of the conservation area and be designed to at least preserve or preferably enhance these qualities.

- 7.4 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.
- 7.5 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.
- 7.6 The site falls within Havant Town Centre as defined by policy CS4 and AL3 of the adopted Local Plan. These policies seek to promote and protect the vitality and viability of town, district, and local centres.
- 7.7 East Street, including the site, is proposed to be excluded from Havant Town Centre as defined by Policy KP1 in the Submission HBLP 2036. This reflects the findings of the Havant and Waterloo Town Centres Study which indicates the changing character and use of East Street, with several changes of use from retail and offices to residential use between 2005 and 2015. This has not yet been adopted, however. It is noted this development proposal would result in the loss of residential units however it would conserve a community use via the change of use of the disused residential flats to form part of the dental surgery and would therefore be encouraged in a mixed use area .

(ii) Impact upon the character and appearance of the St Faiths conservation area and listed building .

- 7.8 This proposal comprises 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 .
- 7.9 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.

- 7.10 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.
- 7.11 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.

(iii) Change of use

- 7.12 This proposal includes the change of use of the first and second floors from class C3 residential to Class E in use as dentist surgeries . The existing ground floor is already in use as a dentist surgery and has been for many years. The internal alterations would result in a total increase of 3 surgeries which would require an increase in up to 7 staff including 3 dentists, 3 nurses and one receptionist. The change of use would allow for an increase in patients- it is stated in the supporting information that many of these would be NHS patients . Hours of use would remain the same as existing . It is also noted that some of the surgeries have been labelled as cosmetic surgeries - this would be within the same use class as a dentist surgery however the applicant has confirmed these will be used as dentist surgeries.

(iv) Impact upon residential amenity

- 7.13 As noted above the existing ground floor level is currently being used as a dentist surgery and therefore the use is already in place at ground floor level so this would be intensified. Environmental Health have been consulted and uphold no objection to the proposal subject to the addition of informatives relating to noise and disturbance. To the east of the site there are residential properties and to the west is the Havant Housing Association . Magnolia House is detached, minimising any noise impact and whilst the increased use would bring additional activity to the site this is to be expected to some degree in a town centre location.

(v) Parking

- 7.14 The Havant Parking SPD requires 3 parking space per consulting room . Given there would be a total of 7 surgery rooms including existing this would require 21 parking spaces to be provided. The applicant has provided a parking plan which shows the site can accommodate 4 car parking spaces to the yard area to the north / rear of the site. This means there would be a significant shortfall of parking spaces. Despite this, the site is located in a highly accessible location within the Havant local district town centre (policy CS4). The train station and bus station are all within close walking distance of the surgery . The application site is located along East Street where there

the East Pallant pay and display car park is sited within 15 metres of the site directly to the rear (north) of the site. The Bear Hotel car park is also sited to the north west of the site. Given this it is considered that overall the proposed additional business use would not have a detrimental impact on the highway network.

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 Conservation Area. The proposal would not have a detrimental impact on the amenities of occupiers of neighbouring properties. 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 PERMISSION** for application APP/21/01312 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

692/SU 150 Parking provision plan
Change of use supporting information uploaded on the 09.02.2022
692 PL 001 D Proposed ground floor plan
692 PL 004A Proposed north and south elevations
692 PL 005 Proposed east elevation
692 PL 005B As proposed section AA
692 PL 006A As proposed section AA
692 PL 007B As proposed section CC
692 PL 002 B Proposed first and second floor plan
692 PL 003A Proposed roof plan
692 PL 005A Proposed west elevation
692/SU 108 Site location/block plan
Design and Access Heritage Statement

Reason: To ensure provision of a satisfactory development.