
Site Address:	11 Langstone High Street, Havant, PO9 1RY		
Proposal:	Listed building consent for provision of roof window to rear elevation.		
Application No:	APP/21/00740	Expiry Date:	21/10/2021
Applicant:	Mrs H Clear		
Agent:		Case Officer:	Selina Donophy
Ward:	St Faiths		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 The application site is located on Langstone High Street and within the Langstone Conservation Area. It comprises a two-storey, thatched cottage located within the centre of a terraced row of identical properties. The terrace row sits flush with the pavement and there is no front boundary area. The terrace is painted white and all properties have a thatched roof.
- 1.2 To the rear the property has a garden which extends towards open fields. There is an existing eyebrow dormer set within the rear facing roof slope. Other properties along the terrace have a variety of dormer style extensions within the rear roof slopes.
- 1.3 The property the subject of this application is Grade II listed.

2 Planning History

06/71947/000 - Notification of intention to prune to previous pruning cuts 3No. Apple trees within Langstone Conservation Area., RNO,08/01/2007
07/71947/001 - Listed Building application for internal alterations and addition of 1No. dormer window to rear., PERM,30/08/2007
08/71947/002 - Discharge of Conditions No.s 2, 3 and 4 of Planning Permission 07/71947/001., PERM,15/12/2008
09/71947/003 - Listed Building Consent for the addition of 1No. dormer window to rear., PERM,26/07/2010
09/71947/004 - Dormer window to rear., PERM,26/07/2010
APP/17/00128 - Removal of 1No. Yew tree stump within Conservation Area of Langstone., RNO,09/03/2017

3 Proposal

Listed building consent for provision of roof window to rear elevation.

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)
DM12 (Mitigating the Impacts of Travel)
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: II
Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

The current proposal lies inside the AONB. The proposal is located within a built-up settlement within the AONB. The proposed works would be 'permitted development' other than the location being within the AONB.

The proposal is for the installation of a rooflight within the roof slope of the rear elevation of the building.

This elevation faces an area of the Chichester Harbour water environment.

ASSESSMENT CONSULTATION CONCLUSION

Given the backdrop of the street scene from the rear elevation, the separation distance from any public viewpoint, and the small scale of the proposed works, the current submitted proposal is considered to have little significant visual impact on the AONB protected national landscape or be demonstrably harmful to the natural beauty of the AONB environment and surrounding supporting hinterland / buffer area.

The Chichester Harbour Conservancy raises **no objection** to the current submission. Appropriate planning conditions to control the materials of construction, the finished appearance, and the need to limit light emission from the glazing area should be considered by the LPA.

OTHER MATTERS

The consideration of the proposal also affects the setting and appearance of a Listed Building, but this is for the LPA to assess and make a judgement on.

The planning application will be considered by the LPA in terms of other aspects applicable to the planning merits of the proposal, such as overlooking impact to neighbouring property and spaces, perceived loss of privacy, equated loss of light and cause of shadowing, noise generation and disturbance, traffic generation and on-site parking provision, and in terms of overall good building design and land-use neighbourliness. Such matters are not normally commented on by Chichester Harbour Conservancy.

It is noted that as of the date of this consultation comment dispatch, the LPA web site still shows this proposal as still pending a decision. If you require any further clarification with regards to this recommendation, please contact the CHC AONB Planning Advisory Case Assessment Team.

Conservation Officer

Proposal:

The proposal is to insert a roof light window into the rear facing roof slope. This would be located above the location of the existing dormer window. It would be finished with a thatch detailing above the new opening to match the eyebrow style of the dormer.

Assessment:

The application includes a Heritage Statement which is very limited in detail. Furthermore, the plans provided are poor in quality. However, technical specifications have been provided and given the small scale of the proposed development (i.e., one roof light window), it is considered that there is sufficient information to assess the proposal fully.

The proposed window would be set within the thatched roof and feature a mini eyebrow detail to match that of the dormer extension. The window would be constructed from timber and include a pivot opening style. Overall, it is considered that the window would not detract from the traditional appearance of the thatched roof and the additional detailing above would match well with the existing dormer. The significance of the designated heritage asset would not be harmed.

Conclusion – No objection

R McMurray - Senior Conservation Planner

Councillor Imogen Payter

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

No comment

Developer Services, Southern Water

Southern Water have no objection to the above proposal.

Please find the attached extract from Southern Water records showing the approximate position of public foul sewer within the development site. Any new external works proposed within the standoff distance of public apparatus the applicant will be required to contact Southern Water.

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Historic England

Thank you for your email of 3 September 2021 regarding the above application for listed building consent. On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions, details of which are attached.

Southern Gas Network

No comment 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: 5

Number of site notices: 1

Statutory advertisement: 10/09/2021

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 listed building

(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.

(ii) Impact upon the character and appearance of the listed building

7.3 Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of any special architectural or historic interest when considering whether to grant listed building consent.

7.4 This proposal includes a roof light proposed to the rear roof slope of this Grade II listed building. The window would be located above the existing dormer window and would be finished with a thatch detailing above the new opening to match the eyebrow style of the dormer. Havant's Conservation Officer has been consulted in regard to this proposal and has noted that the plans and detail of the Heritage Statement are not of high quality however given the modest works proposed in conjunction with the window technical specification submitted, this is sufficient in order to assess the proposal. In conclusion the Heritage Officer raises no objection to the window as it would not result in harm to the heritage asset.

8 Conclusion

8.1 The changes proposed to no 11 Langstone High Street are considered to have a limited and acceptable impact on the character and historic integrity of this listed building. 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/21/00740 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.