

Recommendation: **GRANT LISTED BUILDING CONSENT**

National Planning Policy Framework 2021

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)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

E1* (High quality design)
E13 (Historic environment and heritage asset)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1 (Design & Heritage)
ENP_D1 (General Design Policy)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

The Site

The application site is a late C18, end of terrace, 3-storey property which is Grade II listed and located on Queen Street in the Emsworth Conservation Area. The building has previously been extended at the rear with a glazed, pitched roof extension. To the rear of this is a walled rear garden. The house is arranged over 4no. floors including the basement, which currently has a lowered head height.

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.

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.

The revised NPPF (July 2021) sets out in Chapter 16, the core principles relating to

development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs:

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered

parks and gardens, and World Heritage Sites, should be wholly exceptional.

Historic England Advice

In addition to the advice laid out in the NPPF, Historic England has published planning advice in the form of Good Practice Advice Notes (GPA's) and Historic England Advice Notes (HEANs). Most relevant to this application will be GPA2 – Managing Significance in Decision Taking in the Historic Environment.

GPA2 states at paragraph 4 - 'The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest'. It also advises that an assessment of significance is required as part of the application process including the understanding of the nature of the significance, the extent of that significance and level of significance. Paragraph 11 states 'to accord with the NPPF, the application will need to undertake an assessment of significance to inform the application process an extent necessary to understand the potential impact (positive or negative) of the proposal and the level of thoroughness proportionate to the relative importance of the asset whose fabric or setting affected'.

Local Planning Policies

Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) 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 CS16 (High Quality Design) (1a) of the Core Strategy states that "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 planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.

2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Emerging Policy E13 from the Draft Local Plan 2036 provides similar advice to existing Policy CS11, but also adds that where harm cannot be avoided, mitigation may be proportionate to the impact and the significance of the heritage assets and fully incorporated into the development proposals.

The Emsworth Neighbourhood Plan has now been adopted and has relevant policies which are applicable to this application:

Policy H1 – Design and Heritage

Policy H2 – Heritage Appraisals

Proposal:

The proposal includes:

- Internal alterations
- Lowering of part of basement floor
- Alterations to rear fenestration

It is proposed that the existing basement floor within the first smaller section of the basement, is to be excavated and the floor level dropped to provide additional head height within this area, allowing the space to become functional. The area to the left-hand side of the stair will be converted into a new WC and store, whilst the main basement area will remain as existing. The area of the basement in which the floor is dropped, the basement will be tanked. The existing stair is to be extended. To the rear of the house there is a reduced height void below the ground floor. It is proposed that additional structural support be incorporated within this area to help support the existing ground floor above.

This element of the proposal has been amended since the pre-application enquiry which proposed to lower and tank the whole basement area. Concerns were raised with this and therefore the proposal has been reduced to only a small part of the basement. Overall, it is considered that this will not result in harm to the significance of the heritage asset in this area of the building as the large majority of the basement and its original hearth opening will remain unaltered.

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.

The proposed works to the ground floor, first floor and second floor as set out in the combined D&A and Heritage Statement submitted with the application, are not considered to result in harm to the architectural and historical significance of the designated heritage asset. This includes the replacement roof lights to the utility area, the type and manufacturer of which are specified.

The proposal also includes the installation of solar panels to be located within the roof valley. Subject to further details being submitted showing final design, these are not considered to result in harm to the heritage asset.

Overall, the proposals are not considered cause harm to the significance of the designated heritage asset, or the Conservation Area and are in accordance with the relevant legislation and national and local planning policies.

Conclusion – No objection subject to the following condition: _

1. Details of solar panels (detailed plan showing how these will be attached to the existing roof, materials and finish) to be provided and agreed prior to installation.

Councillor Julie Thain-Smith

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

No comments 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: 9

Number of site notices: At least one site notice exists

Statutory advertisement: 22/10/2021

Number of representations received: 0

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 heritage asset

- (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 management criteria.

- (ii) Impact upon the heritage asset

- 7.3 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”.

- 7.4 Policy CS16 states that “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.”

- 7.5 Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant.

- 7.6 Emerging Policy E13 from the Draft Local Plan 2036 provides similar advice to Policy CS11 but also adds that where harm cannot be avoided, mitigation may be proportionate to the impact and the significance of the heritage assets and fully incorporated into the development proposals.
- 7.7 The Emsworth Neighbourhood Plan has now been formally adopted by the Council.
- 7.8 Policy H1 of the Neighbourhood Plan states, inter alia, that any new development or alteration that affects or has the potential to affect a heritage asset will be required to conserve or enhance the significance of the heritage asset.
- 7.9 In terms of the impact of the proposals on the heritage assets, the conservation officer has provided comprehensive comments, and for brevity, will not be repeated but are set out within the consultation response set out above.
- 7.10 In conclusion, the conservation officer considers that overall, the proposals are not considered to cause harm to the significance of the designated heritage asset and is in accordance with the relevant legislation and national and local planning policies.

8 Conclusion

- 8.1 It is considered that the proposal preserves the character of this Grade II Listed Building in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies CS11 & CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014, Policies E1 & E13 of the Submission Version Havant Local Plan and Policies D1, & H1 of the Emsworth Neighbourhood Plan 2019-2036.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/21/01101 subject to the following conditions:

- 1 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.
Reason: To comply with 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:

21093-01 - LOCATION AND BLOCK PLAN / EXISTING PLANS AND ELEVATIONS

21093-02 REV G - PROPOSED PLANS ELEVATIONS AND SECTIONS / FENESTRATION AND INTERNAL DETAIL PLANS

21093-02 REV H - PROPOSED ELEVATIONS SECTION SITE & BLOCK

Reason: - To ensure provision of a satisfactory development.

- 3 Details of the solar panels (detailed plan showing how these will be attached to the existing roof, materials and finish) shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The works shall be carried out in accordance with the approved details.

Reason: To ensure the appearance of the development is satisfactory and having due regard to the listed building and having regard to policies CS11 & CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.