

Heritage Services Team response

APP/20/01109

The Tanneries, Brockhampton Road, Havant

The Tanneries are currently part of the Portsmouth water headquarters which is located on West Street. The other entrance is located on Brockhampton Road. The site lies within the Brockhampton Conservation Area.

Also located on Brockhampton Road, are two lodges (No's 6 and 7) which used to form part of the Portsmouth Water site but are now in private residential use. Due to their age and interesting architecture, they are classed as locally listed buildings. To the south of the site is a Grade II listed building – The Old Manor House.

Proposal:

Creation of new access from Brockhampton Road, to improve access to the yard with new walls with metal railings above and pedestrian and vehicular gates, following the part demolition of existing frontage building and concrete plinth structure within the Conservation Area. The erection of a 2m high wall to northern site boundary.

Legislation / Planning Policy:

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.

With regards to local planning policy, the following are relevant:

- Policy CS11 of the Core Strategy
- Policy CP16 (1a) of the Core Strategy
- Policy DM20 of the Allocations Plan
- Emsworth Neighbourhood Plan (adopted July 2021)

Assessment:

The buildings to be demolished are not of heritage value and there is no objection to their loss.

With regards to the new opening, a new wall will be created either side of this comprised of brick, with flint panel sections with railings above. There will be a set of black metal vehicular access gates and a pedestrian gate. The proposed materials (brick and railings) and the

inclusion of the flint panels are considered to be appropriate to the context of the conservation area and the proximity / presence of the locally listed heritage assets and the listed building – the Old Manor House, which also have brick boundary walls. Sections of flint wall are in situ along this section of Brockhampton Road.

Overall is considered that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area.

Conclusion – No objection subject to the inclusion of the following conditions:

1. Sample of flint brickwork panel to be provided and agreed prior to construction
2. Metal railings must be finished in black
3. Material sample of brick type / manufacturer to be provided and agreed prior to construction

Rachael McMurray – 6/8/21