

Heritage Team Response

Date – 17/1/2022

APP/19/01326 – Saxted House, 5 Tower Street, Emsworth

Application proposal - Listed building consent comprising the following works; various internal alterations, replacement aluminium window to library, replacement aluminium doors to dining / living room area and new roof light window to Bedroom 4.

Background

Saxted House is a Grade II listed building in residential use. It is located on Tower Street in the Emsworth Conservation Area. It has been extended and altered several times over at the rear including an existing modern style extension which has linked the main part of the house with the original outhouses.

Some alterations have occurred internally such as the changes to modern style flooring and the removal of some other original features. However, the layout of the main part of the house, including the frontage, remains in its original Georgian design. The site previously had a much larger plot however, this was subdivided in 2005 to provide a plot for a new dwelling. It still has a reasonable size garden for Emsworth historic core which extends to the south of the dwelling and is enclosed by a traditional style brick wall.

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 Policy

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

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.

Policy CP16 (1a) of the Core Strategy states 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 development proposals must conserve and enhance the historic assets of Havant.

Proposal:

Listed building consent is being applied for a number of alterations including the following list which is taken from the D&A and Heritage Statement submitted with the application:

1. Repairs to existing double glazed panels on external lounge door.
2. Repairs to existing double glazing on south elevation.
3. Repairs and redecoration to existing casement and sash windows on east elevation of main house and north elevation of library and west elevation of lounge, all to be completed in line with original character.
4. Floor level of library to be raised and finished with new engineered timber floor. Insulation to be added between proposed new joists along with new underfloor heating system to be included.
5. Repairs to existing finishes within library and lounge, matching lime plaster of original house.
6. Proposed library finish, insulated plasterboard with integral vapour control barrier, finished with skim coat.
7. Proposed library ceiling finish between rafters, insulated plasterboard with integral vapour control barrier, finished with skim coat.
8. Ground floor WC floor height to be raised by 115mm to match that of main house floor level.
9. Ramps to be installed between existing level changes with a 1:10 gradient.
10. Existing library external timber door to be replaced with an aluminium framed window.
11. Living/ dining area timber bi-fold doors to be replaced with aluminium sliding doors.
12. Remove existing finishes and form level access shower room including tanking floor, above ground drainage and new sanitaryware.
13. Door between master bedroom and shower room to be reinstated with door to match existing.
14. Bathrooms and ensuites to be renovated as listed in plans.
15. Doors from master shower room to hallway and master ensuite to master bedroom to be rehung with different swing as shown.
16. Levelling and repairs to floor joists and floorboards in dressing room, master bedroom and bathroom.

17. Repairs to window on half landing to prevent water ingress.
18. Velux skylight in bedroom 4 to be replaced with Velux conservation skylight.
19. Repointing of brickwork on north face of south east chimney.
20. Replacement of missing or damaged roof tiles and any associated repairs, all reinstated tiles to match existing including feature tiles.
21. Cast iron extraction grille to be installed externally from the ground floor WC.
22. Existing kitchen unit to be replaced.
23. Existing lounge timber floor sanded and restored.
24. Entrance tiled floor to be replaced with stone tile.
25. Kitchen and reception room flooring to be replaced with similar stone flooring.
26. Proposed fixed joinery in study, TV room and master bedroom.
27. Existing openings increased to 900mm, replacement doors and finishes to match existing.

Assessment of proposal

The application proposes numerous alterations / repairs to the house, some of which do not require listed building consent and constitute repairs which will enhance / improve the overall quality and finish of the heritage asset.

The elements which do require listed building consent (new windows which are mainly replacing already modern style windows and a new roof light window), are not considered to result in harm to the heritage asset.

Overall, the proposals are considered to have a negligible impact on the significance of the historic asset and are in accordance with national and local planning policy relating to heritage assets. I am therefore supportive of the application subject to the following condition:

1. No work shall commence until new external door / window details have been provided. Such information to comprise: - 1:20 plan, section and elevations shown in context with the opening within it is set. Details of finishes and the method of opening to be provided. The details shall be submitted to and approved in writing by the local planning authority and thereafter 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.
2. No work shall commence until manufacturers details of the proposed rooflights, including details of how they sit within the roof, have been submitted and approved in writing by the local planning authority. All work shall be carried out in accordance with such approval.
Reason: To protect the character of the listed building.