

Recommendation: **GRANT LISTED BUILDING CONSENT**

Listed building consent for removal of existing out-building and replacement with new larger out-building for use in connection with existing nursery building.

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)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
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)

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Grade 2
Conservation Area: St Johns

5 **Statutory and Non Statutory Consultations**

Conservation Officer

The application is accompanied by a Heritage Statement by CMC Projects LLP, which sets out the significance of the hertiage asset and its position within the conservation area.

The existing structure is an unattractive, dilapidated, portacabin with a timber-stained wooden canopy attached to the side elevation to form a covered outside space. It is visually harmful to the significance of the adjacent listed building – the old schoolhouse.

The proposal would replace the two structures with a more simplistic, wooden clad structure. This would have a flat roof, contemporary appearance however, it would be a significant improvement on the existing outbuilding and its simplicity would not conflict with the main listed building in terms of its architecture or materials.

Overall, the proposal would result in a significant improvement to the existing structures which in turn would be less harmful to the main listed building and enhance the visual impact within the conservation area. Conditions are suggested for further details on materials relating to the cladding and windows / doors to ensure a high quality finish is achieved.

Conditions:

1. Sample of cladding to be provided including colour / finish
2. Details of windows / doors / method of opening to be provided

Conclusion

No objection

Councillor Gary Hughes

No comment

Councillor Husky Patel

No comment

Councillor Ms C Howard - Purbrook Ward

No comment

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: 52

Number of site notices: 1

Statutory advertisement: 05/11/2021

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 Listed Building and St John's Conservation Area

(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. As the building is Grade II listed and located within a Conservation Area further considerations are addressed below.

(ii) Impact upon the Listed Building and St John's Conservation Area

- 7.3 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.
- 7.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 7.5 The main building is a Grade II listed building located within the St John's Conservation Area and as such there is particular importance to protect and maintain the heritage of the building. The proposal includes a replacement outbuilding to provide additional internal space for the nursery. Havant Council's Heritage Officer has been consulted in regards to this application and upholds no objection to the scheme pending submission of material samples and window and door details which shall be conditioned as part of this permission. The proposal is also deemed to be acceptable in terms of impact on the Conservation Area in which it is sited. The proposal therefore preserves the building and its setting and the St John's Conservation Area.

8 Conclusion

- 8.1 The changes proposed to no 7 London Road are considered to have a limited and acceptable impact on the character and historic integrity of this listed building and the St John's Conservation Area. 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/21/01141 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.

- 2 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the outbuilding have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory in the

Conservation Area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 Notwithstanding any description of window and door details in the application no above ground construction works shall take place until details including the finish and method of opening of doors and windows be used on the outbuilding have been submitted to and approved in writing by the Local Planning Authority. Only the details so approved shall be used, in accordance with any terms of such approval.

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