

Recommendation: **GRANT LISTED BUILDING CONSENT**

Listed Building consent for weather protection measures to protect Listed Building to include enlarging and improving existing tile-hanging on gable walls and replacement open porch to kitchen door.

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

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Grade 2
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

The proposal is accompanied by an in-depth Heritage Statement by Listed Building Surveys Ltd, which sets out the background situation of the building including the historic issues with water ingress and how it seeks to address the issues through the proposed development.

The proposal to replace the existing tile hanging with a more appropriate material (handmade clay tile) but cover the whole elevation instead of a small section. The proposal is also to construct an oak frame, clay tile roof, open end porch in place of an existing porch over the kitchen door.

The proposal to replace the hanging tile is supported. The existing tile arrangement is not in character with the main house and appears visually odd being incomplete. The proposed handmade tile is more suitable tile and its appearance across the whole elevation will appear more coherent.

The proposed replacement porch is of a high quality design comprising of high quality materials which would not detract from the significance of the building.

Overall the proposals are not considered to result in harm to the significance of this heritage asset and will in fact seek to enhance it visually. I am supportive of the handmade clay tile proposed in the application and the materials proposed for the porch which are outlined in the application submission.

Conclusion – No Objection

Councillor Clare Satchwell - Hayling East

No comment received

Councillor I Scott Hayling West

No comment received

Councillor Joanne Thomas

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: 8

Number of site notices: 1

Statutory advertisement: 30/04/2021

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 character and appearance of the 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 the Local Planning Authority has a duty to preserve or enhance the building. 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.

(ii) Impact upon the Listed Building character and appearance of the 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 Cottrell Farmhouse is a Grade II listed building and as such there is particular importance to protect and maintain the heritage of the building. The proposal includes replacement of the hanging tiles to the side gable with handmade clay tiles due to ongoing issues with damp. The existing porch would also be replaced with a pitched roof, timber framed porch structure also with a clay tile roof and salvaged brick plinth. Havant Council's Conservation Officer has responded in support of this proposal and upholds no objections.

8 Conclusion

8. The changes proposed to the tiles and porch at no 70 Havant Road 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/21/00303 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Heritage Statement uploaded on the 01.04.2021
Location plan uploaded on the 01.04.2021
Block plan uploaded on the 01.04.2021
Proposed elevation uploaded on the 16.04.2021
Proposed floor plan uploaded on the 16.04.2021
Tiles photos uploaded on the 15.04.2021

Reason: To ensure provision of a satisfactory development.