

existing Public House to create 5 No. flats., PERM,06/04/2016

3 Proposal

Variation of Conditions 3 and 4 of Planning Permission APP/16/00140 to subdivision of ground floor south windows, plastic windows at first and second floor on south elevation and alteration to distribution of cladding on north elevation.

Condition 3

All works of external repair, restoration and replacement shall faithfully match the original features and materials, unless otherwise agreed with the Local Planning Authority in writing. The tiles for the rear north elevation shall be David Cover & Sons Ltd - Heritage Edwardian and render to be Sandtex Umber Stone.

Reason: To secure a satisfactory and sympathetic form of development and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Condition 4

The windows at ground floor level within the front elevation of the building shall be retained unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to retain important features or materials which may be of benefit in maintaining the history or character of the area and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and The National Planning Policy Framework, March 2012

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS4	()
CS6	(Regeneration of the Borough)
CS9	(Housing)
DM10	(Pollution)
DM2	(Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Black Dog

5 Statutory and Non Statutory Consultations

Conservation Officer

An essential part of the character of an historic building is the traditional elements that make up the whole façade of a building; this includes the windows. In this case the existing windows are traditionally detailed wooden sash windows. The proposal to replace these windows in the front elevation with Upvc windows is not considered acceptable. It is noted that the windows are to be sash style but the windows are still going to be Upvc and will therefore not look like timber windows as they will have thicker proportions, detailing and a different appearance as Upvc windows such as those proposed cannot fully replicate wooden windows in terms of these details. The window frames and detailed proportions such as the glazing bars would be thicker. Double glazed windows in unlisted buildings in conservation areas on elevations fronting a highway are generally not considered suitable due to the thickness of the frame and the glazing bars. Upvc windows in historic buildings in conservation areas are generally not considered satisfactory as they are not sympathetic to historic properties. Where traditional doors and windows are beyond repair, the Council will encourage the installation of appropriate replacements. Therefore the replacement windows would by virtue of their material, design and detailing be unsympathetic alterations to the building and would be detrimental to the character and appearance of the Black Dog Conservation Area.

The revised openings to the ground floor windows are also harmful to the appearance of this building (a former public house). The existing windows to the ground floor very much reflect its previous use and therefore I would seek their retention. The proposed arrangement is another alteration that will erode the host buildings character in the conservation area and should be avoided.

County Archaeologist

No comments

Building Control

Having looked at APP/15/00363 regarding flat layout and window locations I do not see why they need to be fully opening. The building is 3 storey so fire doors will be provided to assist means of escape so window escape should not be necessary.

Provided the windows provide 1/20th nature ventilation compared to floor area and 8000sqmm trickle vent they will comply with Building Regulations

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: 5

Number of site notices: One

Statutory advertisement: 03/06/2016

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) Impact upon the character of the building and conservation area

It is considered that the use of UPVC windows to the upper floors of the building and the change to the windows on the ground floor to side hung casements are a retrograde step in terms of the building's appearance within the Black Dog conservation area. It is important to retain and enhance the materials and appearance of the front elevation of this key building within the conservation area and the LPA has a duty to this regard under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The changes to the distribution of cladding to the rear elevation are considered to be acceptable.

8 Conclusion

As the LPA cannot determine a split decision on applications to vary planning conditions, the application must be refused on the grounds that the replacement windows would by virtue of their material, design, subdivision and detailing be unsympathetic alterations to the building and would be detrimental to the character and appearance of the Black Dog Conservation Area.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/16/00493 for the following reason

- 1 The existing windows, including design, detailing, materials and opening mechanisms, make a positive contribution to the character and appearance of the Black Dog conservation area. The proposed subdivision of the ground floor windows and the replacement of first and second floor windows with plastic windows would fail to preserve or enhance the conservation area and would therefore be contrary to the duty of the Local Planning Authority as set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is also contrary to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.