

The former Court House Public House, 51 West Street, Havant, Hampshire, PO9 1LA

Chapter 12 of the National Planning Policy Framework (NPPF) relates to conserving and enhancing the historic environment. Paragraph 128 requires an applicant to describe the significance of any heritage assets affected by a development proposal. The heritage part of this statement is in accordance with this guidance.

Site and surroundings

Comprises a part-two and part-three storey property located on the corner of West Street and Brockhampton Lane and is laid out as four self-contained residential units. The property has origins dating back to C16 but the exterior is C19. The pub was previously known as The Black Dog.



Figure 1. The frontage to West Street. No external changes proposed.

Relevant planning history

On 23rd August 2005 planning permission (LPA Ref: 05/54824/011) and listed building consent (Ref: 05/54824/012) were granted to convert the application property into 4, two-bedroom flats. This permission and consent were subsequently implemented.

Pre-application

Following the submission of a proposal to create a total of five separate residential units, and after a site visit with the council's conservation officer, a written reply was received on 3 August 2016. This stated that in principle the proposals were considered acceptable in highway, parking and heritage terms. The conservation officer recommended some investigative work to establish if the proposed new entrance behind the staircase within Unit 4 would disturb any timber framing. Subsequent to this investigative work it was found that some timber framing would be disturbed and as a result the conservation officer raised a concern. Consequently this plan was abandoned and a new staircase is now proposed within the large first floor former court room to link the first and second floors that would form Unit 5. This staircase would not be enclosed to ensure that the open character of this important space is retained. Further consultation with the conservation officer has resulted in full support for this revised layout.

The proposal

To carry out a complete refurbishment of the property and sub-divide Unit 4 into two units to form a two-bedroom flat and two bedroom maisonette. Units 1, 2 and 3 would remain largely as they exist. Minor changes to the external appearance are proposed including extending the porch and external staircase on the east elevation to create a new entrance into proposed Unit 5. This would be carried out in a matching hipped roof design and external materials. The proposed entrance to Unit 4 would be from an adjusted internal staircase (not original). All of the units would be a good size with adequate amenities and certainly well in excess of the nationally described floor space standards (see annotation on Drawing No: 012-D-011D). Unsympathetic windows and doors on the rear and side elevations would be replaced with much more appropriate timber units to match the style of the existing

older windows and doors. Furthermore, each of the units would have a small area of amenity space as well as a designated parking bay and access to an existing secure cycle store and refuse enclosure that already exist.



Figure 2. The rear elevation where some modest changes are proposed, including removing the chimney stack rising above the vertical tile hanging (agreed as part of previous consent). Inappropriate uPVC doors would be removed and suitable timber doors inserted.

Heritage assets

The property is a grade II listed building (see Appendix A for listed description) and is located within the Black Dog Conservation Area. These are both designated heritage assets as defined in the NPPF.



Figure 3. Timber framing and studs in Unit 2 would be retained.

Significance of heritage assets

The significance of a heritage asset is the sum of its architectural, historic, artistic or archaeological interest. The English Heritage (now Historic England) document titled *Conservation Principles* identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential. The application property has primarily aesthetic value, although historical analysis has suggested some limited evidential value, perhaps through early settlements on and near the application site and historic and communal value derived from the ways in which past people, events and aspects of life may have been connected to the property. In particular the first floor front facing room was used as the magistrates' court until the late 1800s. The conservation area is limited in size and the application property is the only listed building. West Street follows the line of the Roman Road between Chichester and Wickham. The north south route from The Downs to Hayling Island was instrumental in the development of Havant. Surviving C18 and C19 narrow frontage buildings on

Car parking and access

There is a shared car park with access from Brockhampton Lane. Each of the five residential units proposed would benefit from an off-street parking space and secure cycle storage. The site is considered very accessible, being so close to the town centre. Parking standards in the town centre highlight maximum rather than minimum provision. It follows, therefore, the car parking provision is in accord with planning and highway policy.

Heritage and planning policy

Policy CS11 in Havant Borough Council's Core Strategy refers to the built heritage. Paragraph 4 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 CS16 refers to high quality design. It requires development to respond positively to historic and local character and to use characteristics of the locality to help inform the design of new development. Height, massing, materials and proportions of windows and doors are referred to in Paragraph 1.

Policy CS17 is about concentrating development in urban areas and CS20 sets out the transport and access strategy for the borough.

It is considered that the proposed development would be fully in line with the relevant policies in the Core Strategy.

Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development and confirms that proposals should be approved provided they accord with the development plan. Furthermore, there are chapters in the NPPF that relate to a wide choice of high quality homes, good design and the historic environment that are relevant to the proposed development.

It is considered that the proposed development would comply with advice in Chapter 12 of the NPPF. The proposal is consistent with advice in Paragraph 131, as it would result in conservation through a carefully considered development that would make a positive contribution to local character and distinctiveness.



Figure 5. The first floor front room. Staircase proposed on right hand side.

Paragraph 133 and 134 suggest that where development would cause harm to the significance of a designated heritage asset permission should usually be refused unless there is clear and convincing justification or public benefits. It is not considered that any harm would be caused to the heritage assets that are the listed building and conservation area, quite the contrary, the character and appearance of the conservation area would, it is considered, be enhanced and special interest of the listed building preserved.

The English Heritage (now Historic England) Conservation Policies and Guidance (2008) provides comprehensive guidance on the built heritage.

Paragraph 138 advises that *New work or alteration to a significant place should normally be acceptable if:*

- a. *there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b. *the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. *the proposals aspire to a quality of design and execution which may be valued now and in the future;*
- d. *the long term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.*

The proposed development would, it is considered, be consistent with this guidance. In particular, the alterations and extension would not materially harm the value of the place and the quality of the design proposed may be valued now and in the future. Paragraph 145 states:

New work frequently involves some intervention in the existing fabric of a place....presumption in favour of preservation (doing no harm) does not equate to a presumption against any intervention into, or removal of existing fabric; but such interventions require justification in terms of impacts on heritage values.

The Historic Environment Planning Practice Guide has not been cancelled following the issue of the *National Planning Practice Guide*. This guide provides some advice on alterations and additions. It is considered that the proposed development would be in line with wording in Paragraphs 178, 179 and 182 as it would respect the special architectural and historic interest of the building. In particular, the new work would not dominate, the plan form would be largely unaltered, the design and materials would follow the character and appearance of the original building and important historic fabric would remain intact.

Assessment

This property is in a very run-down and deteriorating condition, particularly internally. The conversion carried out about ten years ago lacked a focus on quality and craftsmanship in its implementation. The application proposals suggest modest alterations to the internal arrangement to facilitate an additional unit, primarily by making use of a previously unoccupied space (second floor). If approved the entire property would be comprehensively refurbished in a sympathetic manner.

Inappropriate windows and doors would be replaced with more authentic features. Private amenity spaces would be allocated to each of the units.

Conclusion

The proposals would constitute sustainable development and provide good quality dwellings in a highly accessible town centre location. There would be no negative impact on neighbours' amenity, local and national planning/heritage guidance would be adhered to, the special interest of the listed building would be preserved and not harmed and the character and appearance of the conservation area would be enhanced.

Appendix A

THE BLACK DOG PUBLIC HOUSE, INCLUDING BOUNDARY WALLS, 51, WEST STREET

Grade: II

Date first listed: 21-Jul-1975

List entry Description**Details**

SU 7106 HAVANT WEST STREET Havant 21.7.75 10/2 No. 51 (The Black Dog P.H.), including Boundary Walls. II

Public house. Refronted timber-framed building, the rear part once used as a court. C16, with early C19 exterior. Brick exterior, with a tile roof. Regular front (north) of 2 storeys and attic, 4 windows. Tile roof, ½-hipped at the east end (against a large stack), brick dentil eaves, 2 dormers with cambered leaded roofing and sashes. Painted brick walling in Flemish bond, rubbed flat arches, stone cills. Sashes in reveals. 2 doorcases, with pediments, friezes and pilasters, and ½-glazed later doors. The older rear shows a high staircase block, with a hipped roof. Rear extensions, have tiled roof, and red brick walling in Monk and Flemish garden vail bonds, sashes and casements. Wrought-iron decorative sign bracket. Roadside boundary walls of flint, with brick dressings.

Listing NGR: SU7137806319