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|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------|
| Site Address:   | Former site of The Richard Cobden Public House, 74-76 West Street, Havant                                                                                                                                         |               |                |
| Proposal:       | Variation of Conditions 2 and 4 of Planning Permission APP/16/00140 relating to subdivision of ground floor south windows for fire escape purposes and alteration to distribution of cladding on north elevation. |               |                |
| Application No: | APP/16/00849                                                                                                                                                                                                      | Expiry Date:  | 10/10/2016     |
| Applicant:      | Mr Harris<br>Avalon Studios                                                                                                                                                                                       |               |                |
| Agent:          | Mr Critchley<br>Martin Critchley, Architect                                                                                                                                                                       | Case Officer: | Heather Lealan |
| Ward:           | St Faiths                                                                                                                                                                                                         |               |                |

## 1 Site Description

## 2 Planning History

### **3 Proposal**

Variation of Conditions 2 and 4 of Planning Permission APP/16/00140 relating to subdivision of ground floor south windows for fire escape purposes and alteration to distribution of cladding on north elevation.

### **4 Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Black Dog

### **5 Statutory and Non Statutory Consultations**

Conservation Officer

This property lies within the Black Dog Conservation Area. It is not specifically identified as a locally listed building but is a distinct feature in the local townscape and makes a strong contribution to the character and appearance of the conservation area.

This is an improvement on the previous scheme (APP/16/00493). However, amendments are required if I am to support the application. Firstly the ground floor window to the left of the door appears to be altered/replaced with a central mullion added. This is against my earlier recommendations as the existing windows to the ground floor reflect the previous use of the building as a Public House. I therefore request the application is amended so that this window is retained. As it currently stands the proposed arrangement is another alteration that will erode the host buildings character in the conservation area and should be avoided.

Further, there are no details on the applications regarding the materials to be used for the new windows. The windows should be constructed of timber and this should be reflected in the application.

If these amendments are forthcoming I would be happy for the application to be given permission.

On a separate note I noticed when on the site that UPVC windows had been installed to the first and second floors on the front elevation. The previous windows were traditionally detailed wooden sash windows which were an essential part of this buildings character. The replacement windows appear unsympathetic to the building and in my opinion are detrimental to the character and appearance of the Black Dog Conservation Area. This is largely due to the incongruous material, design and detailing of the windows.

Updated comments following submission of amended plans

Having reviewed the plans provided I am now content with the arrangement and details of the ground floor windows to the front elevation. These alterations ensure the character of the host building and conservation area are preserved.

**Comment** - The issue regarding the UPVC windows at first floor level has been passed the the Council's enforcement team.

County Archaeologist

Thank you for your consultation. I don't think that the proposed ground works in their revised form would be of sufficient scale to expose any archaeological features or deposits. I would therefore reiterate my original advise in regard to this application, send to you on 22nd February this year, that I do not see the need to raise any archaeological issues in this instance.

## **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: 12

Number of site notices: Not applicable.

Statutory advertisement: 19/08/2016

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 importance 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 and the amended plans submitted on the 23 September are considered acceptable with regard to the design of the front elevation.

## **8 Conclusion**

The application to vary the plans should be permitted subject to a condition to require compliance with the submitted plans.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00849 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Proposed South Elevation drwg.no 1044 532 rev B received 23 September 2016  
Proposed Elevations Variation drwg.no 1044 533 rev C received 23 September 2016  
Proposed Flat 2 Bed 1 drwg.no 1044 724 received 15 August 2016  
Proposed Flat 2 Bed 1 drwg.no 1044 725 received 15 August 2016  
**Reason:** - To ensure provision of a satisfactory development.
- 2 The development must be begun not later than three years beginning with the date of this permission.  
**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 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.
- 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.
- 5 If, during development, soil or groundwater that appears to be impacted by contamination is found to be present, no further development shall be undertaken until an appropriate assessment has been undertaken, and a report detailing how that contamination is to be dealt with, has been submitted to and approved by the Local Planning Authority. Unless otherwise agreed in writing, all works outlined in the submitted report shall be adhered to.  
**Reason:** Having due regard to policies DM10 of the Havant Borough Local Plan (Core Strategy) 2011, and DM17 of the Havant Borough Local Plan (Allocations) (2014) and the National Planning Policy Framework, 2012; there is a low risk of the presence of Contamination associated with historic uses of land or buildings at the site that if present, could pose a risk to future site occupiers.
- 6 No part of the development shall be brought into use before the bin storage shown on the approved plan is provided and thereafter shall be kept available for this purpose.  
**Reason:** To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.

- 7 The use hereby permitted shall not be implemented unless right of access for cycles and bins is established through the alleyway included within the red line. If a right of way cannot be established the use shall not be implemented until an alternative route for cycles and bins has been agreed in writing with the Local Planning Authority.

**Reason:** In the interests of the amenities of the area and of the future occupants of the building and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework, March 2012.