

Recommendation: **GRANT PERMISSION**

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)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

ENP_D2 (Height, Mass & Materials)

ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No comment received

Conservation Officer

Background

No. 5 King Street is a Grade II listed building in residential use. Along with No's 5a and 5b, it used to form one large property but was subdivided into 3no. units in the 1970's. It is arranged over 3 storeys with a garden and detached garage at the rear. There is an existing, pitched roof extension which was built when the property was subdivided.

Proposal

Demolition of existing extension and erection of a single storey rear extension; roof windows to existing single storey side facing roof; reduced parapet height to front elevation and internal alterations to form a revised layout.

Legislative and Policy Context

When assessing the proposal, the following legislation and policy context is taken in consideration.

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.

Section 72 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 Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The revised National Planning Policy Framework (NPPF) was published in February 2019 and sets down the policies that the Council must take into account when determining planning applications. The 'Historic Environment Good Practice Advice in Planning Note 2', states at paragraph 4:

'The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest' and provides at paragraphs 8, 9 and 10 that in order for the Local Planning Authority to make decisions in line with legal requirements, the objectives of the development plan; and, the policy requirements of the NPPF, great importance is placed on understanding the nature, extent and level of the significance of the heritage asset.

The revised NPPF (February 2019) sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs:

'184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy 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 CP16 (1a) of the Core Strategy states 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Assessment

The proposal comprises separate elements which are assessed in turn below:

Single storey rear extension

There is an existing pitched roof extension already in situ and the proposal is to extend this out by a further 1400mm. The rear elevation would be fully glazed with dark grey aluminium fenestration and a glazed roof lantern would sit flush with the extended roofline. The extension would match in style and design to one already in situ at the neighbouring property. No objection in principal to this element of the proposal.

New roof lights on side lean to structure to allow light into hallway

No objection to these subject to further window details.

Reduced height of parapet wall facing King Street

No objection as this will enhance the front elevation of the heritage asset and its contribution to the conservation area.

Internal alterations for a revised layout

No historic fabric to be removed – increased openings relate to the more modern sections of the building.

Conclusion

The proposals are not considered to result in harm to the significance of the designated heritage assets and accord with both relevant national and local planning policies. Therefore no objection is raised subject to the following conditions:

1. No work shall start until new window and door details have been provided. Such information to comprise: - 1:20 plan, section and elevations shown in context with the opening within it is set. Details of finishes and the method of opening to be provided. The details shall be submitted to and approved in writing by the local planning authority and thereafter carried out in full accordance with such approval and be retained thereafter

Reason: In order to safeguard the building's special architectural and historic interest.

2. LB Material Samples

Reason: In order to safeguard the building's special architectural and historic interest.

Further comment following submission of material spec and window details (10th June 2021):

Thank for you forwarding the details relating to materials. These relate to window / door details for the glazing in the new extension (materials, sizes and methods of opening), confirmation that the existing kitchen window will be reused, confirmation that any new brickwork will match that of the existing in terms of type and colour and the roof light windows in the hallway, will be conservation style roof light windows as per the technical specification provided.

On this basis, I am happy for the suggested conditions have been satisfied and that no further details are required in this regard.

Councillor Julie Thain-Smith

No comment

Councillor Lulu Bowerman

No comment

Councillor R Kennett

No comment

Historic England

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

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: 4

Number of site notices: 1

Statutory advertisement: 30/04/2021

Number of representations received: 1

Comment	Officer Comment
I have already posted my support for this development so this is my further response to what appears to be an amendment to the details. My support remains the same. This Georgian property has been sadly neglected over a number of years. The renovation and new work proposed will be sympathetically carried out and will enhance it and that of adjacent properties, my own included.	Comments received and noted .

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) Appropriateness of design and impact on the Listed Building and character of the Emsworth Conservation Area
- (iii) Effect on neighbouring properties

(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.
- 7.3 The Council has a statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to properly assess the impact of development proposals on designated heritage assets. The designated heritage asset most significantly affected by the present proposals is Emsworth Conservation Area, both directly and its setting. The National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) provide additional guidance on the interpretation. The current proposals primarily affect the Emsworth Conservation Area and its setting. Any decisions relating to conservation areas (including their setting) must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular section 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan. In basic terms new development needs to be informed by the characteristics that contribute to the character of the conservation area and be designed to at least preserve or preferably enhance these qualities.
- 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 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) Appropriateness of design and impact on the Listed Building and character of the Emsworth Conservation Area

- 7.6 This proposal comprises a single storey rear extension which would have a flat roof, height of approximately 2.8 metres, width of 2.4 metres and would allow for an extended kitchen by approximately 1.2 metres depth, served by a rear elevation window. The roof would comprise a lead roll effect finish. Rooflights are proposed to the pitched roof of the existing extension which would also be extended by approximately 1.4 metres, with the width and height continuing from existing. Other alterations to the rear includes altered windows to the rear extension which would have a dark grey aluminium frame, with render in white to the elevation wall to match existing. A new boiler flue would also be added at first floor level. Towards the front of the property the parapet roof would be reduced in height, with two new conservation rooflights added to the side roof. Internal reconfigurations are also proposed with

alterations to the cellar staircase and other minor changes.

- 7.7 The proposals are deemed to be modest in both scale and appearance. The extensions would appear subservient additions to this Grade II listed building, with the historic fabric of the property retained. This proposal is therefore judged to be acceptable within the context of the host dwelling and the Emsworth Conservation Area.
- 7.8 Havant Council's Heritage Officer has been consulted in regards to this application and, following submission of window and rooflight details as well as material spec, upholds no objection to the scheme.
- 7.9 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality. The proposal would also accord with Policies D1, D2 and D3 of the Emsworth Neighbourhood Plan.

(iii) Effect on neighbouring properties

- 7.10 To the south east of the application site is the adjoining property, no 5A King Street which is also a Grade II listed building and comprises a similar extension to the rear which projects slightly forward of the existing rear elevation of no 5. The proposed flat roof rear extension would not result in any overbearing or overshadowing impact on no 5A.
- 7.11 To the north/north west of the application site is no 3 King Street which has an extension which projects beyond the rear of no 5 - there is also a high boundary wall separating the two properties. The addition to the existing extension would not result in any harm to amenity of no 3.
- 7.12 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The changes proposed to no 5 King Street 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 PERMISSION** for application APP/21/00396

subject to the following conditions

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Materials specification email MF Designs Ltd dated 7th June 2021

Conservation rooflight detail uploaded on the 10.06.2021

Additional window detail document uploaded on the 10.06.2021

P_01 Proposed floor plans uploaded on the 27.04.2021

P_02 Proposed elevations uploaded on the 27.04.2021

P_03 Location and block plans uploaded on the 27.04.2021

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans and specifications.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.