

Site Address: 9 Langstone High Street, Havant, PO9 1RY
 Proposal: Listed Building Consent for removal of existing chimney stack and rebuild like for like.
 Application No: APP/20/01119 Expiry Date: 09/06/2021
 Applicant: Mr & Mrs H & L Raymond
 Agent: Mr B Williamson Case Officer: Selina Donophy
 Ward: St Faiths

1 Site Description

The property forms part of a row of listed dwellings , with Langstone High Street leading down to Langstone harbour to the east and the A3023 to the west connecting the mainland to Hayling Island.

00/63537/000 - Notification of intention to fell a *Pittosporum tenuifolium* within the rear garden of 9ÿLangstone High Street, Havant, within Langstone Conservation Area,
RNO.03/07/2000

3 Proposal

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

Conservation Officer

This proposal relates to the removal and rebuild of a damaged chimney. The heritage statement submitted with the application is very minimal however, a series of photos have been submitted which show the internal and external condition of the chimney. There is also a statement which describes how the works will be carried out and that the bricks will be reused , using a traditional method of construction.

As such, it is not considered that any harm will result to the designated heritage asset as a result of the proposed works. A condition should be included to require that if any new bricks are required, that a sample is submitted and agreed prior to use.

Case Officer comment : A brick sample has since been provided by the applicant

Further Conservation Officer comment : No objection upheld to the use of this brick sample

Councillor D Guest - St Faith's
No comment

Councillor J Branson - St Faiths
No comment

Councillor T Pike - St Faith's
No comment

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: Not applicable.

Statutory advertisement: 23/04/2021

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 character and appearance of the area and the listed building
- (iii) Impact on the character and appearance of the Langstone Conservation Area and AONB

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. In this case the building is Listed and within the Conservation Area (see comments below).

(ii) Impact upon the character and appearance of the area and the listed building

Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of any special architectural or historic interest when considering whether to grant listed building consent.

This proposal includes the demolition and rebuild of the existing chimney at this Grade II listed building which is currently suffering from water damage. The chimney would be rebuilt with reclaimed bricks, a sample of which has been supplied and agreed with Havant's Conservation Officer who has been consulted in regard to this proposal. No objection has been upheld on this basis.

(iii) Impact on the character and appearance of the Langstone Conservation Area and AONB

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. In this case the proposals are deemed acceptable in appearance and the character and appearance of the Langstone Conservation Area would therefore be preserved. In addition, the site is also within the Chichester Harbour AONB. Whilst the property is located within the AONB, as the proposed alterations are like for like it is judged the proposal would have a minimal impact upon the Area of Outstanding Natural Beauty.

8 **Conclusion**

In conclusion, the proposed development is considered preserve the character and setting of the Listed Building and Conservation Area and the AONB. As such Consent is recommended subject to the following conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/20/01119 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:

BW 001 Location plan uploaded on the 14.04.2021

Brick sample uploaded on the 22.06.2021

Heritage Statement uploaded on the 22.12.2020

Further information uploaded on the 23.02.2021

Photographs of chimney uploaded on the 12.02.2021

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, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.