



Historic England

SOUTH EAST OFFICE

Mr Steve Weaver
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX

Direct Dial: 01483 252017

Our ref: P00482754

27 October 2015

Dear Mr Weaver

**Arrangements for Handling Heritage Applications Direction 2015 &
T&CP (Development Management Procedure) (England) Order 2015
MARKET PARADE DEVELOPMENT SITE, MARKET PARADE, HAVANT,
HAMPSHIRE, PO9 1PY
Application No APP/14/01225**

Thank you for your letter of 12 October 2015 notifying us of the application for planning permission relating to the above site. We do not wish to comment in detail, but offer the following general observations.

Historic England Advice

I have assessed this proposal from the information submitted with the application. The site falls partly within the St Faith's Conservation Area and development in this location has potential to affect the conservation area as a whole. I have read the very thorough conservation area appraisal and management plan and I can see that character and appearance of the area is made up of a variety of aspects including the height and scale of buildings, the building line, materials, views etc. It is stated that the height of buildings ranges from single storey to three and a half storey. On the east side of North Street a small group of mid-19th century two-storey buildings are identified as making a positive contribution to the character of the conservation area.

This proposal is for a large-scale building on the west side of North Street and which would vary in height from 5 to 13 storeys. This would be completely out of character with the conservation area and demonstrates no regard for the context of the site, part of which is protected for its special architectural and historic interest. The Heritage Statement submitted by the applicant quite rightly identifies that this development would 'dramatically overshadow' the buildings on the other side of North Street (p.7). In this sense I would assess the proposal to be harmful to the character and appearance of the conservation area.

As the application affects a conservation area, the statutory requirement to pay special attention to the desirability of preserving or enhancing the character or



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appearance of the conservation area (s.72, 1990 Act) must be taken into account by your authority when making its decision.

Under the NPPF it is a core planning principle to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations (para.17 NPPF). 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. No other planning concern is given a greater sense of importance in the NPPF. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification (para.132, NPPF). The onus is therefore on you to rigorously test the necessity of any harmful works.

Your authority should also aim to achieve sustainable development, seeking economic, social and environmental gains jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions. (para.8 NPPF). Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment (para.9 NPPF). Your authority should therefore also seek to improve proposals so that they avoid or minimise harm to the significance of designated heritage assets.

While I agree that it would be appropriate to construct development on this site, to replace the unfortunate car park which was built following the demolition of other historic buildings, the height and scale of new development must be the first consideration to ensure that a new proposal properly respects the conservation area and can meet the requirements of the NPPF.

Recommendation

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.



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Yours sincerely

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cc



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