

Application No. APP/15/00363

Address: Former Richard Cobden PH, 74-76 West Street, Havant

COMMENTS:

I previously commented on application APP/12/00377 which was subsequently refused but allowed at appeal. That scheme was for conversion of premises to multiple occupation. This application is for conversion into 5 flats.

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. The Inspector accepted the building is of some architectural/historic interest. In both schemes the public house is retained which is the primary conservation interest. The alterations chiefly apply to the rear. I have a reasonable appreciation of the building and its context and I am therefore responding based solely on a desktop assessment.

In the scheme granted on appeal and what is now proposed the street elevation remains the same. The internal arrangement is revised and is slightly poorer but not to an extent that I can take issue. The substantive change is to the rear where the bulk and scale of the rear addition is enlarged. Given the limited public views in which it can be seen, I do not consider the change will have a material detrimental impact on the character and appearance of the conservation area.

As in the previous scheme there is a rather odd arrangement with the functional and amenity space at the rear truncated from the rest of the site; although all now within the application site boundary (red line). This and matters of neighbour amenity are for general planning consideration upon which you will make a judgement.

Conclusion

Notwithstanding any other issues, in my opinion the revised scheme will not have a detrimental impact on the conservation area and therefore I raise no objection. If minded to grant permission the conditions imposed by the Inspector should be applied.

John Townsend
Conservation Consultant
01/05/15