

APP/15/00853 – 16 Langstone High Street

This proposal has been the subject of pre-app discussion (see GEN/15/00432 for detail). This grade II listed property sits in a prominent position overlooking Langstone Harbour. It also lies within Langstone Conservation Area. The building forms part of a terrace row. The property and those in the same terrace row have been enlarged in comparatively recent times. A series of two storey rear extensions have been added as part of a composite design.

The application involves modest additions occupying what is dead space to the side of the property. Apart from impacting slightly on the return tile hanging to the principal building the fabric of the historically important host building is unaffected. The present door connections are to be retained and re-used. The key issue therefore is the impact of the changes on the building's special interest and on the wider character and appearance of the conservation area.

The current proposals reflect the advice offered. The extension in its revised form will become slightly more prominent but in my opinion, not excessively so. The manner in which the building is viewed means that it is mainly the upper floor that is seen. The building will be viewable across the fields at the rear. The gabled roof will pick up on the roof pattern already established. I do not consider the change will have a materially detrimental impact. I feel a window/door with simple Juliet balcony can be accommodated satisfactorily in design terms.

There is currently mixed fenestration. Some appropriate, other elements in the current modern addition quite crude. The new windows need to faithfully reflect traditional joinery detail. I am satisfied that well designed slim double glazed units can be could be accommodated, subject to detail, without compromising the architectural character/appearance of the building. It is preferable to deal with such details at this stage, but it was agreed it could be covered as a reserved matter.

Support the submitted proposals. In the event of planning permission/listed building consent being granted, advise the imposition of the following conditions:-

1. No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes), have been submitted to, and approved in writing by the local planning authority.

Reason:

To ensure the materials and finishes to be used are appropriate, in order to maintain the architectural interest of the listed building and the character and appearance of the conservation area.

2. Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the new

windows and doors have been submitted to, and approved in writing by the local planning authority. The details to comprise:-

- a) Plans to clearly identify the window and door in question and its location within the property by cross referencing to an elevation drawing or floor plan for the avoidance of doubt.
- b) 1:20 elevation and plan; 1:5 section and full size glazing bar detail.. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading)
- c) The materials used, method of opening and finishes.

The works shall be 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.

John Townsend
Conservation Consultant
14/08/15