
Site Address:	Flat 3, 47 Sea Front, Hayling Island, PO11 0AN		
Proposal:	Listed Building Consent for replacement of 3No. French doors on front first floor elevation.		
Application No:	APP/15/00708	Expiry Date:	24/08/2015
Applicant:	Mr R Jones	Team:	Team 2
Agent:		Case Officer:	Rachael McMurray
Ward:	Hayling West		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The site forms a first floor flat within No. 47 Norfolk Crescent. Norfolk Crescent is a Grade II listed building located on Hayling Island sea front. It comprises a 4-storey, crescent shape terrace built in 1825. The Crescent is accessed from a track leading off the Sea Front road. No. 47 is located in the centre of the terrace and Flat 3 has three UPVc French doors located on the building frontage, leading to a small balcony with black wrought iron railings. This feature extends along the entire length of the terrace.

2 Planning History

There is no planning history logged to Flat 3 however, following investigations by the Council, it appears that unauthorised UPVc windows were inserted in the front elevation.

3 Proposal

Listed building consent to replace the unauthorised UPVc windows on the front elevation with 3no. wooden frame French doors.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer:

The general principle is that within the historic envelope windows of appropriate design should be retained and repaired where necessary. Where beyond economic repair or of inappropriate design, replacements should be designed to reflect the architectural character of the building. In order to achieve an appropriate visual appearance and achieve an authentic narrow glazing bar design, single glazed windows are normally needed. Thermal efficiency and condensation issues being addressed through the use of secondary glazing.

Outside the historic core, the objective is to achieve windows of compatible design to complement those within the main building, as appropriate. It is acknowledged, that in new build elements, closer adherence to the current higher thermal standards is needed.

The current property has some unauthorised Upvc French door units installed in the southern elevation. The date of installation is uncertain, but is clearly post listing and the current owner is aware of this.

The plans received for replacement timber framed units (with toughened glass) are deemed to be acceptable as they will be in keeping with a historic property such as this. I therefore fully support the applicant's intentions to rectify the previous unauthorised works.

As the current French doors are unauthorised I would like a condition attached to ensure this work is undertaken within 1 year from the date of the permission.

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: 29

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Effect on the listed building

The current UPVc doors are inappropriate for the historic character of the building and result in a detrimental impact to its character. The Council's Conservation Officer (CO) has been consulted and has advised that the plans received for replacement timber framed units (with toughened glass) are deemed to be acceptable as they will

be in keeping with a historic property such as this. The CO therefore fully supports the applicant's intentions to rectify the previous unauthorised works. The CO has also advised that as the current French doors are unauthorised, a condition should be attached to ensure this work is undertaken within 1 year from the date of the permission.

8 Conclusion

The application is considered to be acceptable and is recommended for listed building consent.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/15/00708 subject to the following conditions:

- 1 The works to which this Listed Building Consent relate must be completed within 1 year of the date on which this consent is granted.
Reason: To reinstate the historic character of the building and having due regard to Policy CS11 of the Local Plan and DM20 of the Allocations Plan and the NPPF.

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

Site Plan

Picture No. 1 of existing windows

Picture No. 2 of existing windows

Proposed elevations and joinery details - 03

Heritage Statement

Reason: - To ensure provision of a satisfactory development.