

APP/14/00053 & APP/14/00054

ROYAL OAK P.H. 19 LANGSTONE HIGH STREET LANGSTONE PO9 1RY

Replacement kitchen extract system on flat roof to rear and parallel Listed Building Consent application for same work.

PLANNING POLICY FRAMEWORK*

NPPF paragraphs 7,-8, 14, 17-19, 56-58, 60-61, 64-66, 70, 109, 115, 120, 123, 128-129, 131-134, 187, 196-197; **HBLP** – CS5, CS11, CS12, CS16, DM9-DM10, DM20: **PHBAP** - AL1; **CHMP** - L1, L4, HE1, BD1, BD3, BD5, EG1, EG3 & **Appendix 3**; – B3: **SPG/D**.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

This site is within the Chichester Harbor AONB/Emsworth Conservation Area/Emsworth Design Statement boundary within the DM9 Coastal zone. The property is Grade II Listed. EH List description reads:-

"Public House. Early C19. Painted brick, with a tile roof. 2 storeys and attic, 3.3 windows (some blank upper windows). Casements: 2 ground floor sashes. Modern doorways. Included for group value".

I visited on 11.3.2014 and viewed site from the pub garden, public footpath adjacent 18 Langstone High Street, adjacent shoreline by The Old Mill and field to the rear. Extract flue only really visible from pub garden and neighbour's property to west.

The existing unauthorised extract flue is visually prominent from the pub garden and detracts from the integrity and appearance of the Listed Building and thus the cultural heritage of the AONB.

The proposed extract would be even more visually prominent. A solution to this is referred to at paragraph 4.5 (p.15) of the submitted design and access statement which Havant Borough Council Officers seem supportive of. However, this solution has not been pursued. It would address concerns about the visual impact of the development for the Conservancy.

The Conservancy understands the need to safeguard the amenity and well being of the neighbour and the positive contribution that the pub makes to tourism within and immediately adjoining the shoreline of the harbour, allowing its peace and tranquility to be appreciated by many.

If the design solution referred to above were to be submitted and the false roof treated to



match the plain tiles on the main roof, this would overcome the Conservancy's concerns and allow the pub to continue to operate, in greater harmony with its neighbours.

DATE CONSIDERED

21/3/14

CONSIDERED BY

Chichester Harbour Conservancy Officers under delegated powers.

RECOMMENDATION

A holding objection is raised and the borough Council is asked to negotiate the design solution set out on page 15 of the submitted design and access statement prepared by Walsingham Planning dated January 2014.

Steve Lawrence

Planning Officer

*Abbreviations used –

- **NPPF** – National Planning Policy Framework (2012)
- **HBCS** - Adopted Havant Borough Core Strategy (2011)
- **PHBAP** - Publication version Draft Allocations Plan (2013)
- **CHMP** – Chichester Harbour Management Plan 2014-2019 & **Appendix 3** (as amended) – Planning Guidelines
- **SPG/D**:- Supplementary Planning Guidance/Documents
 - **Langstone Conservation Area Character Appraisal and Management Plan** (2011)
 - Borough Design Guide (2011)