
Site Address: 52B East Street, Havant, PO9 1AQ
Proposal: Listed Building Consent for external and internal redecoration and repair to first floor window.
Application No: APP/14/00371
Applicant: Mr G Buczynski
Agent: Mr M Langley
Ward: St Faiths

Expiry Date: 22/07/2014
Team: Team 1
Case Officer: Stephen Andrews

Parklang Developments Ltd

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The application property is one of three, two storey attached Grade II Listed Buildings situated on the corner of East Street and Town Hall Road. The property is attached to 52 East Street to the north and there is a courtyard area to the rear. The courtyard is accessed from Town Hall Road to the south of 52b. The area consists of a mixture of residential and commercial properties within the St Faiths Conservation Area.

The external facade of the building currently has a run down appearance, with flaky and cracked paint work and damaged window frames.

2 Planning History

00/64066/000 - Listed Building Consent for construction of entrance porch to west elevation. Approved - 01/07/2000.

3 Proposal

Listed Building Consent is sought for the external repair and repainting of the brick work and repair and repainting of all of the timber frames of the windows.

The application form had indicated that the existing cast iron down pipe would be replaced with a plastic down pipe, however the agent has confirmed that this is no longer the case and the cast iron down pipe will be retained.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

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

Listed Building Grade: Grade II
Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer - No objection

The proposed work is very minor, refurbishment/repair of the existing window(s) and redecoration of previously painted walls. It is proposed to replace the cast iron down pipe in plastic. The presumption with listed buildings is to maintain the quality of materials hence there is an expectation here for a like for like replacement.

I am assuming the building is to be repainted to match the existing colour which is important to maintain the in the uniformity of finish.

Subject to confirmation of the use of cast iron and paint finish to match existing I raise no objection. I fully support getting this building in to a good state of repair.

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: 8

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 20/06/2014

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

7.2 The proposal would include the external repair and repainting of the brick work and repair and replacement to the first floor window in the front elevation. The Conservation Officer had been consulted and is satisfied that the proposed works will make a positive contribution to the appearance of the historic building and prevent it falling into further disrepair. However, it is important that the materials to be used, including paint colour, closely match those of the existing building.

7.3 Subject to conditions ensuring the detail of the works, as above, it is considered that the proposal will have a positive impact on the character and appearance of the building and will ensure its long term survival.

8 Conclusion

The development is considered to be acceptable and it is recommended that listed building consent be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/14/00371

(A)

(B) subject to the following conditions

- 1 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The timber frame of the windows, paint work of the windows and walls, and brick mortar detail shall match in type, colour and texture those of the existing building.
Reason: In the interests of the appearance of the Listed Building and its historical significance and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan 1:1250 - date stamped 2 May 2014
Annotated photographs - date stamped 27 May 2014

Reason: - To ensure provision of a satisfactory development.