
Site Address:	86 West Street, Havant, PO9 1LN		
Proposal:	Conservation Area Consent for demolition of existing 3 bed mid-terrace house.		
Application No:	APP/13/00403	Expiry Date:	08/07/2013
Applicant:	Rt Hon D Willetts	Team:	Team 1
Agent:	Mr R Hill	Case Officer:	David Eaves
	Roger Hill Building Design		
Ward:	St Faiths		

Recommendation: **GRANT CONSERVATION AREA CONSENT**

1 Site Description

- 1.1 The site lies within the Black Dog Conservation Area and to the north side of West Street. The existing building is an attractive two storey building fronting directly onto the street. The building is brick with clay tile roof. To the rear the property has projecting hipped roofs and painted brickwork. There is a long, narrow rear garden where there is a previous consent to provide car parking for this and adjacent properties.
- 1.2 The application includes a report detailing the structural condition of the existing building. Essentially this demonstrates that the existing building is in an unsound condition and requires demolition. This has been tested by Building Control in relation to previous applications and its findings are agreed.

2 Planning History

08/72816/000 Conversion of single dwelling to 2No. dwellings, with rear two and single storey extensions and front dormer windows. Permitted Feb 2009

09/72816/001 Discharge of Condition No's 1 to 17 of Planning Permission 08/72816/000. Permitted March 2009

APP/11/00320 Demolition of existing 3 bedroom house and erection of 2No. 2 bedroom houses. Withdrawn May 2013

APP/11/00321 Conservation Area Consent for the demolition of an existing 3 bedroom house. Withdrawn May 2013

APP/11/01516 New car parking within secure enclosure, new vehicular access via bridge over ditch from Park Way. Withdrawn June 2012

APP/13/00051 New car parking within secure enclosure, located to rear gardens of properties No. 78 to No. 86 (even numbers). Access to car park via bridge over northern ditch from Park Way. (Revised Application). Permitted March 2013

APP/13/00386 Demolition of existing 3 bed house and construction of 2No. 2 bed terraced houses. Current Application

APP/13/00419 Discharge of Condition No. 4 of Planning Permission APP/13/00051.

Permitted May 2013

3 Proposal

Conservation Area Consent for demolition of existing 3 bed mid-terrace house.

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: Not applicable.

Conservation Area: Black Dog

5 Statutory and Non Statutory Consultations

Conservation Officer

The current building makes a positive contribution to the character and appearance of the conservation, diminished of late by the supporting scaffold. This site has been the subject of protracted discussions dating back a number of years. As previously stated in my response to the now withdrawn earlier application APP/11/00321, I am satisfied from what I have observed and the supporting structural information that we have no choice but to accept the loss of this building. The effort needs to go into securing a replacement of equal or greater architectural quality.

I am more confident that subject to some tweaks, we now have a tandem planning application for a replacement building of sufficient accuracy and detail to progress. More detailed comment contained in response to APP/13/00386.

If this can be modified to be made acceptable I would support the granting of CONSERVATION AREA CONSENT subject to the standard condition linking demolition to contract for the development of land in accordance with planning permission.

Comment:

Modifications now submitted and acceptable.

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: 17

Number of site notices: 2

Statutory advertisement: Yes

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) Principle of the demolition of this building in the Conservation Area and the acceptability of replacement plans

(i) Principle of the demolition of this building in the Conservation Area.

7.2 The site lies within the Black Dog Conservation Area and the main issue relates to the impact on the character and setting of the Conservation Area. Policy CS11 of the Core Strategy seeks to protect and enhance the special environment and heritage of the Borough, and statutory and non-statutory heritage designations, by the appropriate management of development.

7.3 The existing building is not statutorily or locally listed, but does contribute to the character of the Conservation Area. It is in a poor structural condition. In such circumstances demolition and redevelopment may be acceptable, subject to such redevelopment positively contributing to the Conservation Area and outweighing any loss through the demolition of the present building. It is considered that the development proposed under application APP/13/00386 would satisfy this requirement. The replacement scheme is assessed in detail under the planning application.

8 Conclusion

8.1 APP/13/00386 is currently progressing to approval, and subject to conditioning this satisfactory scheme for redevelopment of the site which would positively contribute to the Conservation Area and outweigh any loss through the demolition of the present building, it is recommended that consent for demolition be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT CONSERVATION AREA CONSENT** for application APP/13/00403

(A) subject to the following conditions

1 The works to which this Conservation Area Consent relates must be begun within a period of 1 year beginning with the date of which this consent is granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and in addition to ensure a shorter time period for

commencement given the condition of the building and the scaffolding which is detracting from the character and appearance of the area and causing obstruction to the highway having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 2 The demolition authorised by this consent shall not be commenced until a binding contract for carrying out works of redevelopment of the site is made and planning permission has been granted for the redevelopment for which the contract provides.

Reason: In order to protect the special character of the area and to prevent the site remaining vacant for a significant period of time and having due regard to policies CS11 and CS16 of the National Planning Policy Framework 2012.

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

Site and Location Plans Drawing No. 732.01
Floor Plans and Elevations as Existing Drawing No. 732.02
Floor Plans Drawing No. 732.03
Elevations as proposed Drawing No. 732.04A
Sections and Part Front Elevation Drawing No. 732.05
Bicycle Store Drawing No. 1991.02
Wheelie Bin Store Drawing No. 1991.03
Design and Access Statement April 2013 as amended - Roger Hill
Heritage Statement
Phase 1 Ecological Survey ECOSA March 2010
First Stage Appraisal - Andrews Newby Partnership August 2009
Addendum to First Stage Appraisal 2844 - Andrews Newby Partnership August 2009
Letter dated 4th May 2010 2844 Existing Front South Elevation

Reason: - To ensure provision of a satisfactory development.