

Havant Borough Council
Heritage Consultation Response

Date – 23/7/24

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/25/00385 (LBC) & APP/25/00386 (PP)

Site Address – 10 South Street, Havant

Proposal –

APP/25/00385:

Listed Building Consent application for Change of Use of Solicitors office to 1 bedroom apartment and associated works. (Retrospective)

APP/25/00386:

Retrospective application for change of use from solicitors' office to one-bedroom residential property.

Site / Location

The application site is located on South Street in Havant. It comprises an end of terrace, two-storey property of brick and tile construction. It dates back to the C18 and forms a row of cottages along with No's 4, 6 and 10 which are all Grade II listed as a collective. The listing description is as follows:

'Row of 4 cottages. C18. Brick, with a tile roof. 2 storeys, 4 windows. Brick dentil eaves. The walling to 4 and 6 has blue headers with red flush dressings, quoins, verticals, rubbed cambered arches, plinth of red Flemish bond with blue heads: 8 and 10 has red brickwork in Flemish bond with blue headers, rubbed cambered red arches. 5 old sashes in exposed frames, 1 Victorian sash, 1 early C19 casement. Plain doorways.'

The application is also located within the St Faiths Conservation Area, which is a designated heritage asset.

Legislation

When assessing the proposal, the following legislation and policy context is taken in consideration.

Planning (Listed Building and Conservation Areas) Act 1990

With regards to development in designated conservation areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

National Planning Policy Framework (revised December 2024)

Chapter 16 of the NPPF relates to **the Historic Environment** including paragraphs 202-221. The following paragraphs are most relevant to the determination of this application:

Para 212 states that:

‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.

Para 214 states that:

*‘Where a development will result in **substantial harm to, or total loss of**, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development*

Para 215 states that:

*‘Where a development proposal will lead to **less than substantial harm** to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.*

Havant Borough Local Plan (Core Strategy 2011 and Allocations Plan 2014)

Policy CS11 – Protecting and Enhancing the Special Environment and Heritage of the Havant Borough

Policy CS11 (4) states that planning permission will be granted for development which:

‘Protects and where appropriate enhances the borough’s statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest’.

Policy CS16 – High Quality Design

Policy CP16 (1a) of the Core Strategy states that:

‘Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site’.*
- b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*

- c) *Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*
- d) *Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and*
- e) *The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.*

Policy DM20 (Allocations Plan) - Historic Assets

Policy DM20 states that;

‘Planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

- 1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.*
- 2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.*

Assessment

The proposed change of use of the building from office to residential has already been implemented. Internally, in terms of physical works undertaken, this has included a subdivision of a first-floor space to include an upstairs wc. This is not considered to be harmful to the significance of the listed building, nor the conservation area.

The existing external south elevation comprises exposed historic brickwork in Flemish Garden bond, with scattered blue headers and there is evidence of a bricked-up window with an arched brick header. This detailing adds to the architectural significance of the listed building and the conservation area. The works which have been carried out include the installation of new plastic pipe work and the replacement of an existing, GF window with a double glazed, uPVC replacement. The plastic pipework is not in keeping with the historical character of the building and no effort has been made to conceal this. It also contrasts with the cast iron drainpipe on the front corner of the building. As it stands, this pipework is harmful to the listed building (less than substantial harm).

Prior to its replacement, the existing window was single glazed and had a wooden frame, however it was not historic in character when compared to the original windows on the front elevation. The replacement window is uPVC, which is out of keeping with the character of the property. As it stands, this is harmful to the listed building (less than substantial harm).

In order for the application to be supported from a heritage perspective and remove the harm currently being caused, my recommendation would be to consider the reconfiguration of the pipework and replace this with either cast iron, or a cast aluminium. With regards to the window, this needs to be replaced with a wooden frame version with either single glazing, or slimline style double glazing.

As submitted, the works carried out result in less than substantial harm to the listed building and the St Faiths Conservation Area and fail to meet the tests set out in S16, S66 and S72 of the Planning (Listed Building and Conservation Areas) Act 1990 and the relevant parts of the NPPF and the adopted Local Plan.

Conclusion

OBJECTION