

DELEGATED OFFICER REPORT

PROPOSAL	Listed Building Application for removal of 3No existing sheds and proposed installation of 2No external enclosures.
LOCATION:	The Ship Inn, Langstone Road, Havant, PO9 1RD
REFERENCE NO:	APP/24/01001
APPLICANT:	Fuller, Smith and Turner PLC
APPLICATION TYPE:	Listed building consent (Alt/Ext)
CONSULTATION EXPIRY DATE:	31/01/2025
APPLICATION EXPIRY DATE:	10/02/2025
WARD:	St Faiths
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The Ship Inn, Langstone Road, Havant, PO9 1RD is a Grade II listed Public House located to the north-east of Langstone Road, immediately to the north of Hayling Bridge. The site lies within the Langstone Conservation Area and is comprised of the Public House, the free public car park adjacent, an brick building behind the Public House, and three small timber sheds to the northern corner. The Public House is a former 18th Century malthouse and is a two-storey building finished in off-white painted and stuccoed brick walls under a gable ended roof in plain clay tiles with black rainwater goods. Cills under the windows are picked out in black and there is also black timber cladding to the entrance porch. The windows are modern white uPVC replacements. The Public House has been previously extended at ground floor to include several attached outbuildings in the same style. To the north-east there is a two-storey exposed brick building with a high gable-ended roof that also belongs to the Public House. This building seems to have been part of the original footprint of the property but is not included in the listing description.
- 1.2 The site is within the Langstone Conservation Area, which is under an Article 4 directive. The entrance to the car park also forms the southern entrance to the Conservation Area and is marked by a low boundary hedge on the north side and a grass verge on the south side. The level terrain allows for views over Chichester Harbour immediately to the east of the site.
- 1.3 The area immediately surrounding the application site is mixed in character. Langstone Road physically separates the site and the Conservation Area from recent residential development to the west and Langstone Sailing Club to the south, and to the north there is a row of two storey terraced houses with long frontages bordering the site. The car park area includes access to several garages that serve houses within the terrace.

2. Planning History

Is there any planning history relevant to the current application?

01/50825/010 - Internal and external alterations to public conveniences block to include new pitched roof and repositioning of entrances., PERM,08/10/2001

97/50825/008 - Construction of an external door within the west elevation, PERM,17/03/1998

97/50825/009 - Listed building application for internal alterations to first floor toilets, main staircase, kitchen, accommodation & construction of new external door within the west elevation, PERM,17/03/1998

93/50825/005 - Toilet Block extension to rear and refurbishment works internally, PERM,08/04/1993

93/50825/006 - Listed Building Application for erection of new toilet block to rear of premises together with internal alterations and refurbishments., PERM,08/04/1993

04/50825/011 - Attached outbuilding for freezer store., PERM,07/09/2004

04/50825/012 - Listed Building consent for attached outbuilding for freezer store, PERM,07/09/2004

06/50825/013 - Display of externally illuminated sign plaque and cartouches and 2No. lanterns to south and west elevations., WD,06/12/2006

07/50825/014 - Display of externally illuminated fascia sign, plaque and cartouche and 1No. lantern to south elevation. , PERM,24/07/2007

07/50825/015 - Listed Building Consent for reorientation of external stair and erection of glazed canopy to front., REF,31/05/2007

07/50825/016 - Reorientation of external timber stair and erection of glazed canopy to front., REF,31/05/2007

APP/14/01063 - Application for advertisement consent for replacement advertisements and lighting comprising: 2No. written signs. 1No. plaque, 1No. brass menu case and 1No. brass lantern to south elevation; refurbishment of existing cartouche and 1No. written signboard on west elevation; 1No. written sign on east elevation; retention of all floodlighting on building; and retention of existing pictorial with illumination and replacement gibbet and cartouche to existing freestanding sign at road frontage., PERM,19/12/2014

APP/14/01147 - Application for Listed Building Consent for replacement advertisements and lighting comprising: 2No. written signs. 1No. plaque, 1No. brass menu case and 1No. brass lantern to south elevation; refurbishment of existing cartouche and 1No. written signboard on west elevation; 1No. written sign on east elevation; retention of all floodlighting on building; and retention of existing pictorial with illumination and replacement gibbet and cartouche to existing freestanding sign at road frontage., PERM,19/12/2014

APP/24/01000 - Removal of 3No existing sheds and proposed installation of 2No external enclosures., DEL,

3. Proposal

Listed Building Application for removal of 3No existing sheds and proposed installation of 2No external enclosures.

4. **Policy Considerations**

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: II
Conservation Area: Langstone

5. **Statutory and Non Statutory Consultations**

Conservation Officer (1)

Site / Location

The application site comprises a public house in Langstone, the Ship Inn which is a Grade II listed building. The building also lies within the Langstone Conservation Area.

Legislation

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

Planning (Listed Building and Conservation Areas) Act 1990

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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 195 – 214. The building subject to this application is a Grade II listed heritage asset (as set out in the introduction) and therefore 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 proposal is for the removal of 3no. sheds located to the rear of the public house. These are of no architectural significance and therefore no objection is raised to their removal. These structures would be replaced with 2no. new structures to house an electrical installation and a GRP substation. The substation would comprise a single storey, small scale brick structure with a with a hipped, tiled roof, which is more in keeping than the existing shed structures. The electrical installation structure would be a small metal cabinet which would have a negligible impact.

Overall, it is considered that the proposals would not result in harm to the significance of the designated heritage assets (the listed building and the Langstone CA). It would therefore meet the tests set out in S16 and S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act"), along with the relevant policies in the NPPF and Local Plan.

<u>Conclusion</u> NO OBJECTION subject to the following condition: 1. No development shall commence until details and / or samples of all external facing materials have been submitted to and agreed in writing by the LPA and used in situ thereafter. Reason – in the interests of the historic and architectural significance of the designated heritage assets and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM20 of the Havant Borough Local Plan (Allocations)2011 and the National Planning Policy Framework. <u>Officer Comment</u> <i>The suggested condition was discussed with the agent, who subsequently provided further details within a Finishes Schedule.</i>
Conservation Officer (2) Thanks for the email, I am of the view that the materials are acceptable for use on the development, in that they would not result in harm to the conservation area, nor the setting of the adjacent listed building.
Councillor Daniel Berwick No comments received.
Councillor Gillian Harris No comments received.
Councillor Phil Munday - St Faiths No comments received.

6. **Publicity and 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: 6

Number of site notices: 1

Statutory advertisement: 10/01/2025

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice		06/01/2025		Affects a Listed Building and/or the setting of a Listed Building
Site Notice		30/01/2025	14/10/2025	Affects a Listed Building and/or the setting of a Listed Building

Number of representations received: 0

Comment	Officer Comment
No comments received.	

Material planning considerations are addressed in Section 7.

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 development
- (ii) Impact on the listed building

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. In this case the proposal includes works to a Listed Building. The proposal must therefore be assessed against the relevant parts of the Planning (Listed Buildings and Conservation Areas) Act 1990 and this assessment is made below. The proposal is to remove three existing sheds and install two new external enclosures housing electrical installations and a new substation transformer unit.

(ii) Impact on the listed building

7.3 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7.4 Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 seeks to protect and where appropriate enhance listed buildings.

- 7.5 Section 16 of the NPPF is applicable. Paragraph 203 of the NPPF 2024 requires Local Planning Authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise.
- 7.6 The listing entry for The Ship Inn is as follows; *Public house. C18, much restored. Painted brick walls (some stucco) and tiled roof. 2 storeys, 6 windows to the long east elevation. Victorian sashes. ½-glazed mid C19 porch.*
- 7.7 The enclosure housing electrical installations would be a small 1.5m wide by 0.65m deep GRP composite lockup with a height of 1.5m. It would be fixed to the north-west wall of an existing single storey attached outbuilding. The enclosure housing the substation transformer unit would be approximately 4.2m wide, 4.2m long, with a height of just over 4.3m, and would be finished in facing brickwork with a hipped roof in handmade clay peg tiles. Details of the exact materials proposed have been provided within the submitted Finishes Schedule.
- 7.8 In terms of the impact of the proposals on the heritage asset, the Conservation Officer has provided comprehensive comments which, for brevity, will not be repeated but are set out within the consultation response above.
- 7.9 The Conservation Officer has commented that overall it is considered that these works will not harm the historical or architectural significance of the designated heritage asset,. As such, the conservation officer has raised no objection to the proposal. Initial comments requesting a materials condition were revised when the agent provided further details within a Finishes Schedule, which were deemed to be acceptable.
- 7.10 The proposal is therefore considered to be acceptable and would not result in harm to the significance of the Listed Building, meeting the requirements of Policies CS11 and CS16 of the HBLP (Core strategy) and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

8 Conclusion

- 8.1 It is considered that the proposal preserves the building, its setting and any features of special architectural or historic interest which it possesses in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies CS11 & CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014, and Section 16 of the NPPF 2024.
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9. RECOMMENDATION:

That the Head of Place be authorised to GRANT LISTED BUILDING CONSENT for application APP/24/01001 subject to the following conditions

Conditions:

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Informatives:

- 1 This application has been determined with the following approved plans.

Site Location Plan 2998.00.00 Rev. A
Proposed Plans 2998.02.00, Rev. B
Proposed Elevations A and B 2998.02.01 Rev. B
Details of Enclosure 01 2998.03.00, Rev. A
Details of Enclosure 02 2 2998.03.01, Rev. B
Planning, Heritage, Design, Access & Flood Risk Statement
Proposed Finishes
Plant Noise Assessment 14322.RP01.PNA.1 Rev. 2
Construction Ecological Management Plan by Arbtech

Changes to these plans would require a new Listed Building Consent.

- 2 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit.