

**Havant Borough Council**  
**Heritage Consultation Response**

**Date – 17/12/25**

**Officer – Rachael McMurray, Principal Heritage Officer**

**Application – APP/25/00669**

**Site Address – Staunton Farm, Middle Park Way, Havant**

**Proposal:**

**Listed Building Consent for the Demolition of a potting shed while ensuring the attached Grade II listed garden wall is restored to its original aesthetic, accomplished by removing the existing paint from the wall and undertaking like for like mortar repairs. Sympathetic repairs to the lily pond within the glasshouse structure, which will be completed in the form of like for like mortar repairs.**

#### **Site / Location**

The application site is located at Staunton Farm, which forms part of the wider Staunton Country Park. Staunton Farm is also located within the Sir George Staunton Conservation Area and forms part of a Grade II\* registered park and garden. There are several listed structures within Staunton Farm, one of which is the Grade II listed wall which surrounds the ornamental gardens.

Located behind, and attached to part of the garden wall, is a potting shed which is used for storage and is in a bad state of disrepair, including the corrugated roof. The lily pond is located within the glasshouse structure itself.

#### **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 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to 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 202-221. The following are most relevant:

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.'*

The building subject to this application is not listed, but is deemed to be a non-designated heritage asset (as set out in the introduction) and therefore the following paragraph is also relevant:

Para 216:

*'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

### **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 to remove the potting shed, which has now become a health and safety risk to staff. The potting shed is not listed but is attached to the listed wall. The removal of the wall is set out in the design, access and heritage statement as follows:

- Careful removal and safe disposal of the existing corrugated asbestos roof, along with the doors, electrical services, and any brickwork not a part of the Grade II Listed wall.
- Stripping of the paint to the remaining Grade II Listed Wall and completing sympathetic repointing and repairs in like for like materials. All services obstructing the remaining wall will be relocated.
- The 2no remaining doors will be replaced with weather-proof, timber alternatives in like for-like colours.

The potting shed is not of particular architectural merit and therefore its loss would not be harmful to the overall heritage significance of this part of the conservation area and listed park and garden. The removal of the shed would better reveal the appearance of the listed wall, which is an overall heritage benefit to this particular heritage asset within the farm.

Part of the application includes the removal of paint from the rear side of the listed wall, followed by repointing where required, in like for like materials. The applicant has confirmed in an email dated 17/12/25, that the paint will be removed using a technique which is designed to be as gentle as possible, so as not to damage the historic bricks on the wall. The final technique is yet to be determined however, it will be from a choice of three including the TORC technique, the DOFF technique, or the Dry Ice technique. If one of these methods are used, then it is likely that any damage to the historic fabric of the wall will be limited.

With regards to the proposed repairs to the lilypond structure, this is brick built in modern brickwork. It is showing signs of cracking and therefore requires repair to the pointing in like for like materials. Ultimately, this does not require listed building consent, but the repairs are sensitive and therefore supported in principle.

### **Conclusion**

Overall, it is considered that the proposals would not result in harm to the designated heritage assets, those being the listed wall, the registered park and garden and the Sir George Staunton Conservation Area.

The application is therefore considered to meet the tests set out in S16, S66 and S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act"), as well as being compliant with the relevant policies in the NPPF and adopted Local Plan.

**NO OBJECTION** subject to the following condition:

1. No paint removal works shall be undertaken to the listed wall unless carried out using either the TORC system, the DOFF system, or the Dry Ice Technique. No other methods, including mechanical or chemical techniques, shall be used unless otherwise first approved in writing by the Local Planning Authority following the submission of full details.

**Reason:** To ensure that paint removal is undertaken using methods appropriate to the significance of the listed building and to prevent harm to its historic fabric, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.