Havant Borough Council

Heritage Consultation Response

Date – 29/1/2026

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/25/00810

Site Address – Land r/o 70-76 West Street, Havant

Proposal:

Variation of Condition 1 (Plans) of reserved matters permission APP/22/01207, to afford provision for alternative first-floor rooflights and windows, roof materials, bicycle storage and additional access ramps.

Site / Location

The site is located to the rear of No's 70 and 76 West Street in Havant. It is located within the Black Dog Conservation Area. Approval has been granted for 4no. 1bed cottages, which has been implemented.

Legislation

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

Planning (Listed Building and Conservation Areas) Act 1990

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 vary Condition 1 of RM PP APP/22/01207 for the following:

- the roof of the dwellings finished in Wienerberger Sandtoft antique slate clay tiles, as opposed to Redland rustic brown duoplain tiles;

- modest circular obscure-glazed windows, in place of the approved southern first-floor clear-glazed windows, together with circular clear-glazed windows in the north elevation;

- additional, longer rooflights in the east and west roof planes, to improve natural light;

- rear entrance doors in the north elevations, rather than (ground-floor) windows;

- additional native trees along the east and west boundaries, to provide screening and soften the proposal;

- additional access ramps to the entrance doors;

- artificial grass to the rear garden areas;

- alternative bicycle storage

It is considered that the proposed changes would not result in harm to the special character of the conservation area and therefore, no objection is raised from a heritage perspective.

Conclusion

Overall, it considered that the proposed changes would not result in harm to the significance of the Black Dog CA and is therefore considered to meet the test set out in 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