

Havant Borough Council
Heritage Consultation Response

Date – 14/4/2026

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/26/00006

Site Address – Fiscal House, 2 Havant Road, Emsworth

Proposal:

Demolition of existing storage outbuildings and construction of a new building incorporating dormers to provide 3 class E units, with associated car parking.

Site / Location

The application site relates to a building known as Fiscal House at 2 Havant Road in Emsworth. The most original part of the building on the site was a C19 Public House. It is a two-storey building which is currently in use as office and is also positioned on the corner of Warblington Road and Bath Road. It lies just inside the boundary of the Emsworth Conservation Area and is located opposite a Grade II listed building at No. 4 Havant Road.

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 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.*

Emsworth Neighbourhood Plan

The Emsworth Neighbourhood Plan has now been adopted and has relevant policies which are applicable to this application:

Policy H1 – Design and Heritage

Policy H2 – Locally Listed Buildings

Assessment

Recent planning history on the site:

Planning permission was granted under APP/21/01120 for a change of use of No. 2 Havant Road to residential and alterations, an extension and change of use to the adjoining single storey offices, also to residential.

Further to this, another application was submitted (APP/24/00293), which was for a two-storey, detached dwelling in the southeast corner of the site with access from Warblington Road. Although this application was withdrawn prior to its determination, in heritage terms, this scheme was not found to result in harm to the Emsworth Conservation Area, subject to the use of appropriate, high-quality materials.

As with the previous application, the proposal would include the demolition of the existing single storey buildings. The proposed building is a two-storey structure of brick and tile construction. The proposed use is for 3no. offices. The design incorporates a pitched roof with a mansard form, punctuated by flat roof dormer windows to the upper level. Car parking would be provided to the front of the building, accessed from Warblington Road.

The current single storey buildings do not preserve or enhance the special character of the conservation area and the principal of redeveloping this part of the site in heritage terms, is supported, subject to the replacement building achieving a high quality, appropriate design. At two-storey height, the overall scale of the building is acceptable; however, it is considered that the mansard roof, as currently designed, appears somewhat dominant and gives the upper part of the building a heavier

appearance than is typical locally. The site is also in close proximity to a Grade II listed building at No. 2 Havant Road, which features a more traditional roof design.

There may be an opportunity to refine the roof design through a simpler pitched form and smaller, more traditionally proportioned dormers, which could help to reduce perceived bulk and achieve result in a roof that better reflects the character of the area while retaining the overall design of the scheme.”

My overall response therefore at this stage, as submitted, the proposal would result in less than substantial harm to the significance of the Emsworth Conservation Area and that the roof form should be revised to better reflect the more the more traditional roof forms of the surrounding buildings.

Conclusion

OBJECTION