

DELEGATED OFFICER REPORT

PROPOSAL	Application for Listed Building Consent to repaint the external walls, windows and external doors in amended colours.
LOCATION:	9 Langstone High Street, Havant, PO9 1RY
REFERENCE NO:	APP/26/00407
APPLICANT:	Mrs Sally Walker
APPLICATION TYPE:	Listed building consent (Alt/Ext)
CONSULTATION EXPIRY DATE:	24/08/2026
APPLICATION EXPIRY DATE:	03/08/2026
WARD:	St Faiths
SUMMARY RECOMMENDATION:	Grant listed building consent

1. Site Description

This application site is a two storey terraced dwellinghouse located on the north side of Langstone High Street. This property has painted brickwork and render to the elevations and a tiled roof. It is also a Grade II listed building and is located within the Langstone Conservation Area.

The property forms part of a row of listed dwellings, with Langstone High Street leading down to Langstone harbour to the east and the A3023 to the west connecting the mainland to Hayling Island.

2. Planning History

00/63537/000 - Notification of intention to fell a *Pittosporum tenuifolium* within the rear garden of 9 Langstone High Street, Havant, within Langstone Conservation Area, RNO, 03/07/2000
07/63537/001 - Listed Building Application to replace the existing built up bituminous felt roof to the rear lobby with code 6 lead and alter pitch to front - PERM, 28/03/2007

APP/20/01117 - Remove existing chimney stack and rebuild like for like., INV,
APP/20/01119 - Listed Building Consent for removal of existing chimney stack and rebuild like for like

3. Proposal

Application for Listed Building Consent to repaint the external walls, windows and external doors in amended colours.

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

National Planning Policy Framework 2026

DM3 - Determining development proposals
DM6 - Use of planning conditions and obligations
S3 - Presumption in favour of sustainable development
S4 - Principle of development within settlements
HE1 - Planning for the historic environment
HE2- Conservation Areas and World Heritage Sites
HE5- Assessing effects on heritage assets
HE6- Proposals affecting designated heritage assets

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Grade II
Conservation Area: Langstone

5. Statutory and Non Statutory Consultations

Cllr Phil Munday – No comment received
Cllr Gillian Harris – No comment received
Cllr Daniel Berwick – No comment received

Conservation Officer

The application property forms part of a Grade II listed eighteenth-century terrace which derives its significance from its historic fabric, vernacular architectural character, traditional materials and collective value as part of the wider terrace. The listed building retains features identified within the list description, including painted brick elevations, traditional window and door openings, historic joinery and a predominantly thatched roofscape. The property also contributes positively to the character and appearance of the Langstone Conservation Area.

Impact of the proposal

The proposal seeks consent to repaint the external walls, windows, doors and associated joinery following flood damage sustained in 2024. The works include the replacement of the existing cream and bright blue colour scheme with a more subdued palette comprising *Portland Stone 77*, *Livid 263* and *Lamp Black 228* from

the Little Greene National Trust range. The proposal also includes the use of a breathable paint system appropriate for historic construction.

The existing bright blue detailing is visually prominent within the terrace. The proposed muted colour palette is considered more sympathetic to the age and character of the listed building and would provide a more cohesive appearance, allowing the traditional form and architectural detailing of the property to be more readily appreciated. The proposal would not result in the loss or alteration of historic fabric or detailing and is limited to the repainting of previously painted surfaces.

Having regard to Policy HE5 and HE6 of Chapter 20 of the National Planning Policy Framework (2026), the proposal is considered to have a positive effect on the significance of the designated heritage asset, through the use of a more sympathetic colour palette whilst preserving its historic fabric. The proposal would therefore preserve the special architectural and historic interest of the Grade II listed building and its positive contribution to the character and appearance of the Langstone Conservation Area.

Conclusion

The proposed repainting works would not result in the loss or alteration of historic fabric and are limited to previously painted surfaces. The use of a more subdued and historically sympathetic colour palette, together with a breathable paint system appropriate to traditional construction, is considered to better reflect the character and appearance of the listed building.

Having regard to Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies HE5 and HE6 of the National Planning Policy Framework (2026), and relevant policies within the Havant Borough Local Plan, the proposal is considered to have a positive effect on the significance of the Grade II listed building. The works would preserve its special architectural and historic interest and its positive contribution to the character and appearance of the Langstone Conservation Area. Accordingly, no heritage objection is raised.

NO OBJECTION

No conditions are recommended in respect of the proposed colour scheme or paint specification. Sufficient detail has been submitted as part of the application to fully assess the heritage impacts of the proposal, and the works can be carried out in accordance with the approved details.

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Press Advert		04/08/2026	28/08/2026	Affects a Listed Building and/or the setting of a Listed Building

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 5

Material planning considerations are addressed in Section 7.

7 Planning Considerations

- (i) Principle of development
- (ii) Impact upon the character and appearance of the conservation area and the listed building

(i) Principle of development

7.1 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. In this case the building is Listed and within the Conservation Area (see comments below).

(ii) Impact upon the character and appearance of the Conservation Area and the listed building

7.2 Section 66 of the Planning (Listed Buildings and Conservation Area) 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 any special architectural or historic interest when considering whether to grant listed building consent.

7.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

7.4 The proposal seeks consent to repaint the external walls, windows, doors and associated joinery following flood damage sustained in 2024. The works include the replacement of the existing cream and bright blue colour scheme with a more subdued palette comprising Portland Stone 77, Livid 263 and Lamp Black 228 from the Little Greene National Trust range. The proposal also includes the use of a breathable paint system appropriate for historic construction.

7.5 The building is located within the Langstone Conservation Area and is a Grade II listed building and therefore Havant's Heritage Officer has been consulted in this regard. They have no objection to raise, stating that the proposal would 'preserve the special architectural and historic interest of the Grade II listed building and its positive contribution to the character and appearance of the Langstone Conservation Area.' The proposed change to the facades is deemed to be in keeping with the streetscene and Langstone Conservation Area as well as to the listed building. This proposal therefore is considered to meet the policy requirements of Policies CS16 and CS11 of the Havant Local Plan and Policy DM20 of the Havant Allocations Plan and in accordance with Sections 66 and 72 of the 1990 Act would preserve the listed building, its setting, and the character and appearance of the conservation area

8 Conclusions

8.1 In conclusion, the proposed development is considered preserve the character and setting of the Listed Building and Conservation Area. As such consent is recommended subject to the following conditions.

9. RECOMMENDATION:

That the Head of Planning and Growth be authorised to Grant listed building consent for application APP/26/00407

Conditions:

1.The development must be begun not later than three years beginning with the date of this permission.

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. In accordance with Policy DM3 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:

Your application was acceptable as submitted and no further assistance was required.

2. This application has been determined with the following approved plans:

Location plan uploaded on the 08.06.2026

Block plan uploaded on the 08.06.2026

Application form uploaded on the 08.06.2026

Heritage Statement uploaded on the 25.06.2026