

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

**Date – 8/10/2026**

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

**Application – APP/26/00476**

**Site Address – 8 Langstone High Street, Langstone**

### **Proposal**

Listed Building Consent to replace the door and two ground floor windows at the back of the property.

### **Heritage Assets Affects**

The site is a Grade II listed, end of terrace, two-storey cottage on Langstone High Street, within the Langstone Conservation Area.

No's 8 - 14 Langstone High Street were first listed on 16 May 1952 (listed entry number 1091595) with the following Historic England entry:

*'Irregular terrace. C18. Some interior timber-framing, but the exterior is of the C18, having brick walls, with a roof partly tiled but mostly thatched. 2 storeys (attic to No. 8), 1.3.2.2.1.1.2. windows. Tile roof to 8 and 9, thatch to 10 to 14, with catslide to the rear with dormers, and 1 late C20 dormer to the front of No. 8. No. 8 has red brick walling in Flemish bond with blue headers, 1st floor band, altered openings, plinth, and English bond to the (west) gable; other walling is painted brickwork in Flemish bond, rendered at the ground floor. Sashes to 8, 9, and part of 10, otherwise casements. Old doorways, mostly plain with a sloping hood in small brackets; 8 has a flat canopy on carved brackets, 9 has a wood doorcase with pediment, frieze, thin pilasters, architrave and 6 panelled door: side entrance to No. 14 (in a modernised east gable). Lead fire insurance signs to Nos. 13, and 14.'*

### **Legislation**

#### **Planning (Listed Building and Conservation Areas) Act 1990**

Regard must be had for Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") which 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.

Regard must also be had under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which 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 and Local Planning Policy**

Chapter 20 of the National Planning Policy Framework (August 2026) seeks to conserve and enhance the historic environment. In considering applications affecting designated heritage assets, decision makers should identify and assess the significance of heritage assets that may be affected by a proposal, giving great weight to their conservation. Where a proposal would result in no harm to significance, there is a strong presumption in favour of sustaining and enhancing heritage assets and significance, there is a strong presumption in favour of sustaining and enhancing heritage assets and putting them to viable uses consistent with their conservation.

Regarding the adopted Local Plan, policies CS11.4 and CS16 of the Havant Borough Core Strategy and Policy DM20 of the Havant Borough Allocations Plan are all relevant to this application.

### **Assessment:**

#### Significance

The listed building forms the end of an eighteenth-century terrace which retains traditional architectural features including painted brick elevations and a clay tile roof. The property, along with the rest of the terrace, also makes a positive contribution to the character and appearance of the Langstone Conservation Area through its traditional materials, vernacular form and historic relationship with the surrounding buildings within the High Street.

#### Impact of the proposal

The proposed window and door replacements are on the rear elevation of the house. One of the windows and the door are modern (yet traditional in appearance) replacements. The other ground floor window comprises a metal casement window. It is unclear if this window is original to the house however, it does have a historic appearance and therefore interest. Justification has been provided to show that the existing windows and door are ineffective and beyond economic repair.

The proposed replacements for the existing timber door and window are like for like but the window would feature slim line style double glazing. This window and door are not original to the building and therefore their replacement with a high-quality replacement using slim line glazing, would not result in harm to the significance of the heritage asset.

Regarding the leaded casement window, this would be replaced like for like but with slim line style, double glazed, with lead fixed to the inside and outside of the outer pane only. This is a slight difference to the existing window which is single glazed with lead applied either side of the glazing however, the overall appearance will still be that of a timber framed, casement window with lead applied.

Whilst the existing window has historic interest, it is unclear if it is original to the building as no other windows on the building include lead. However, whilst there will be a very minor degree of harm as a result of a replacement window, it would still retain the overall appearance of the leaded casement window, which is a stand-alone window of this style on the rear elevation.

Overall, the proposals would preserve the special architectural and historic interest of the Grade II listed building and preserve the character and appearance of the Langstone Conservation Area. Accordingly, the proposals are considered to result in no harm to the significance of the designated heritage assets.

### **Conclusion**

The proposal meets the tests set out in S16 of the T&CP Act 1990, along with the relevant policies of the NPPF and Local Plan, so long as it is carried out in accordance with the approved plans and window details.

**NO OBJECTION**