

HAVANT BOROUGH COUNCIL
PUBLIC SERVICE PLAZA
CIVIC CENTRE ROAD
HAVANT
HAMPSHIRE P09 2AX



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PLANNING COMMITTEE AGENDA

Membership: Councillor Crellin (Chairman)

Councillors Branson, Howard, Hughes, Lowe, Patrick and Weeks

Standing Deputies: Councillors Denton, Linger, Payter and Stone

Meeting: Planning Committee

Date: 16 December 2021

Time: 5.00 pm

Venue: Hurstwood Room, Public Service Plaza, Civic Centre Road,
Havant, Hampshire PO9 2AX

The business to be transacted is set out below:

Gill Kneller
Chief Executive

7 December 2021

Contact Officer: Mark Gregory 023 9244 6232
Email: mark.gregory@havant.gov.uk

Can Councillors Please Submit Any Detailed Technical Questions On The Items Included In This Agenda To The Contact Officer At Least 4 Hours Before The Meeting Starts.

	Page
1 Apologies	
2 Minutes	To Follow

To approve the minutes of the Planning Committee held on 11 November 2021.

3	Declarations of Interests	
4	Matters to be Considered for Deferment or Site Viewing	
5	Applications for Development	1 - 4
5(a)	APP/21/01031 - 5 Elmore Court, 21 East Street, Havant	5 - 26

Proposal: Listed Building Consent for 7No. replacement windows.

[Additional Information](#)

GENERAL INFORMATION

IF YOU WOULD LIKE A VERSION OF THIS AGENDA IN LARGE PRINT, BRAILLE, AUDIO OR IN ANOTHER LANGUAGE PLEASE CONTACT DEMOCRATIC SERVICES ON 023 92 446 231

Internet

This agenda and its accompanying reports can also be found on the Havant Borough Council website: www.havant.gov.uk. Would you please note that committee reports are subject to changes and you are recommended to regularly check the website and to contact *Mark Gregory (tel no: 023 9244 6232)* on the afternoon prior to the meeting for details of any amendments issued.

Public Attendance and Participation

Please contact the named officer above if you wish to attend in person, otherwise we would encourage attendance virtually via the webcast on the Council's website.

IP addresses will not be collected, however in order to function, Teams Live collects background data limited to when a user enters and leaves the meeting and the web browser version used. Data collected will be kept and recorded for the purposes of this meeting.

Members of the public, County Councillors, and Non-Members of the Planning Committee may submit a written deputation to meetings of the Planning Committee provided that it relates to an item on the Agenda for a particular meeting. A depute, who has submitted a written deputation may also ask to address the Committee in person at the meeting.

If there has been a deputation within six months of any previous appearance on the same or similar topic (irrespective of whether or not the member(s) of the deputation might be different) then no such new deputation will be received until that time limit has expired. However, "same or similar topic" does not apply to applications for planning permission considered by the Planning Committee.

A copy of a deputation must be received by the Democratic Services Team not later than 48 hours before the start of the meeting (other than when the meeting is on a Monday, when notice has to be in by the previous Wednesday). Written deputations may be sent by email to the address set out below. If a person wishes to also address the Committee in person he or she must indicate this when submitting their written deputation.

A deputation from a member of the public, agent or a County Councillor may be no longer than 750 words (including footnotes). A deputation from a Havant Borough Councillor, who is not a member of the meeting, shall be no longer than 1,500 words (including footnotes). A deputation may not contain images or photographs.

All written deputations will be published on the Council's website at least 24 hours before the start of the meeting. There will be no opportunity to respond to a written deputation after it has been published, unless the response is to correct a technical error and is received 4 hours before the start of the meeting.

Written Deputations may be sent to:

By Email to: DemocraticServices@havant.gov.uk

By Post to :

Democratic Services Officer
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant, Hants P09 2AX

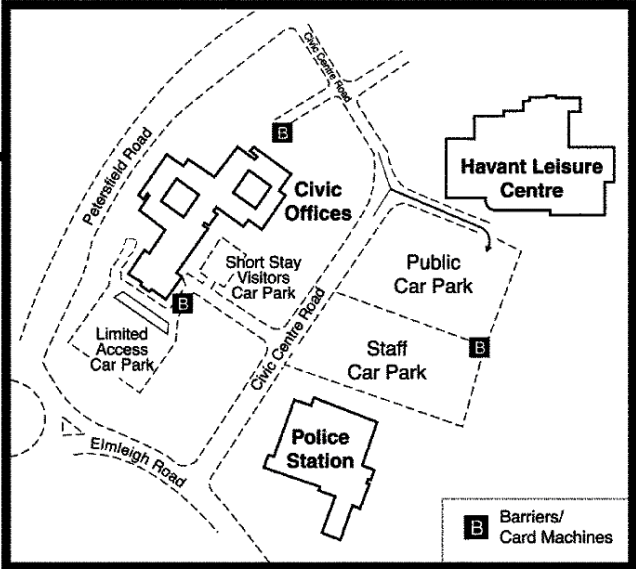
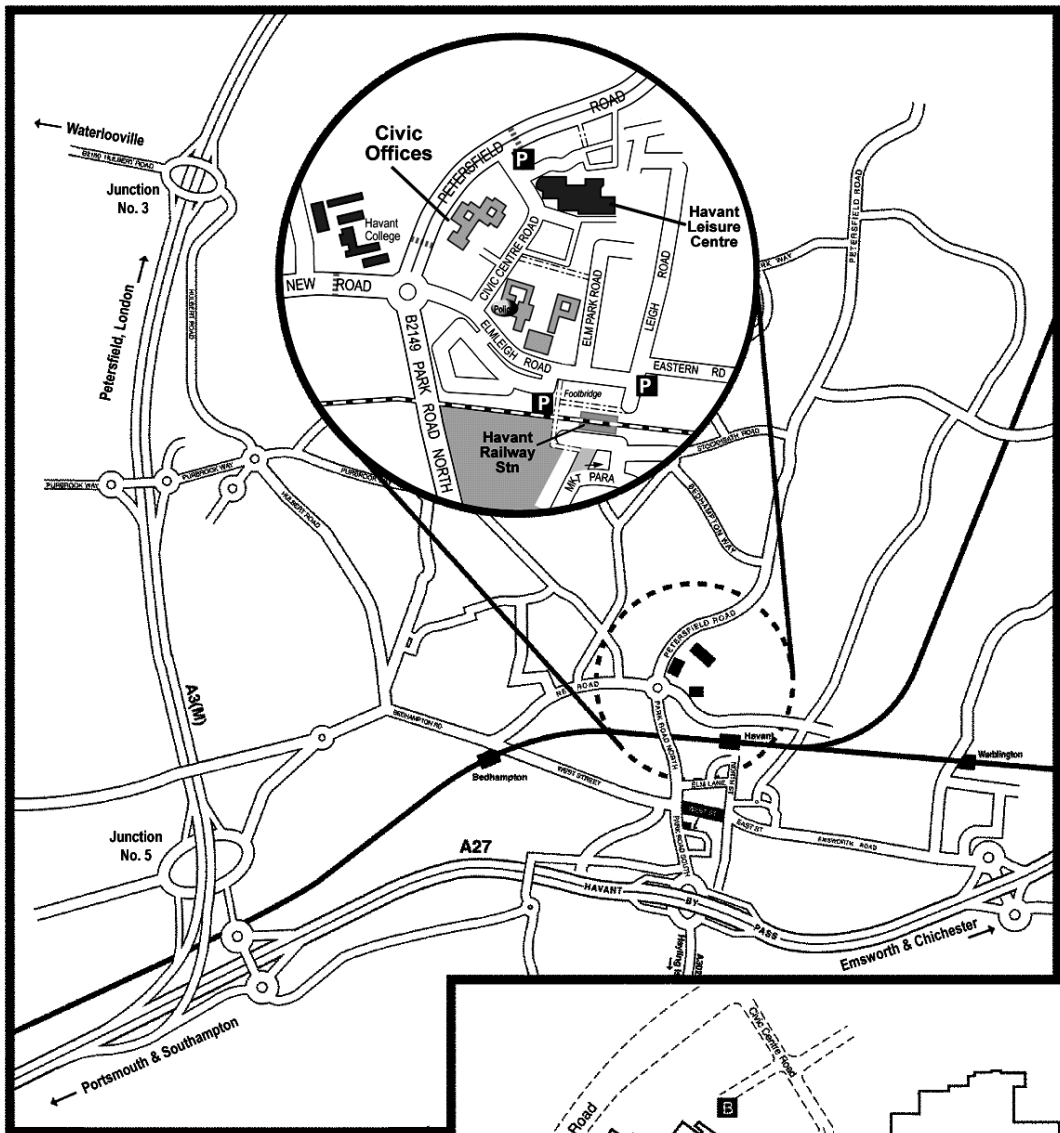
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Havant, Hants P09 2AX

marked for the Attention of the "Democratic Services Team"

Who To Contact If You Wish To Know The Outcome Of A Decision

If you wish to know the outcome of a particular item please contact the Contact Officer (contact details are on page i of the agenda)



Havant
BOROUGH COUNCIL
 Civic Offices, Havant, Hants, PO9 2AX
 Telephone (023) 9247 4174

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HAVANT BOROUGH COUNCIL

Planning Committee

APPLICATIONS FOR DEVELOPMENT AND OTHER DEVELOPMENT CONTROL MATTERS REPORT BY THE DIRECTOR FOR REGENERATION & PLACE

Applications to be determined by the Council as the Local Planning Authority

Members are advised that all planning applications have been publicised in accordance with the Code of Practice for Publicity of Planning Applications approved at Minute 207/25/6/92, and have been referred to the Development Management Committee in accordance with the Delegation Procedure for Determining Planning Applications 'Red Card System' approved at minutes 86(1)/4/97 and 19/12/97.

All views of consultees, amenity bodies and local residents will be summarised in the relevant report only if received prior to the report being prepared, **otherwise** only those views contrary to the recommendation of the Head of Planning will be reported **verbally** at the meeting of the Development Management Committee.

Members are reminded that all letters received are placed upon the application file and are available for Development Management Committee Members to read on request. Where a member has concerns on such matters, they should speak directly to the officer dealing with the planning application or other development control matter, and if appropriate make the time available to inspect the file and the correspondence thereon prior to the meeting of the Development Management Committee.

The coded conditions and reasons for refusal included in the recommendations are set out in full in the Council's Manual of Model Conditions and Reasons for Refusal. The standard conditions may be modified to meet the specific circumstances of each individual application. Members are advised to bring their copies to the meeting of the Development Management Committee.

In reaching decisions on the applications for development and other development control matters regard should be paid to the approved development plan, all other material considerations, the views of consultees, the recommendations of the Head of Planning, and where applicable the views of the Site Viewing Working Party.

The following abbreviations are frequently used in the officers' reports:

HPS	Head of Planning Services
HCSPR	Hampshire County Structure Plan - Review
HBLP	Havant Borough Local Plan (comprising the adopted Core Strategy 2011 and saved policies from the District Wide Local Plan 2005. A related emerging document is the Draft Allocations Plan 2012)
HWLP	Hampshire, Portsmouth & Southampton Minerals & Waste Local Plan
NPPF	National Planning Policy Framework 2012
HBCCAR	Havant Borough Council Conservation Area Review
AONB	Area of Outstanding Natural Beauty
CA	Conservation Area
LB	Listed Building included in the list of Buildings of Architectural or Historic Interest
SAC	Special Area of Conservation
SINC	Site of Importance for Nature Conservation
SPA	Site identified as a Special Protection Area for the protection of birds under the Ramsar Convention
SSSI	Site of Special Scientific Interest
FP	Definitive Footpath
POS	Public Open Space
TPO	Tree Preservation Order
HBC	Havant Borough Council
GPDO	Town & Country Planning (General Permitted Development) Order
DMPO	Town & Country Planning (Development Management Procedure)(England) Order 2010 amended
UCO	Town & Country Planning (Use Classes) Order
S106	Section 106 Agreement
Ha.	Hectare(s)
m.	Metre(s)

RECOMMENDATIONS

To reach decisions on the applications for development and other matters having regard to the approved development plan, all other material considerations, the views of consultees, the recommendations of the Head of Planning, and where applicable the views of the Site Viewing Working Party.

Implications

Resources:

None unless detailed in attached report.

Legal:

Details set in the individual reports

Strategy:

The efficient determination of applications and making of other decisions under the Town & Country Planning Acts in an open manner, consistent with the Council's planning policies, Regional Guidance and Central Government Advice and Regulations seeks to ensure the appropriate use of land in the public interest by the protection and enhancement of the natural and historic environment; the promotion of the economy; the re-use of existing buildings and redevelopment of 'brownfield' sites; and the promotion of higher densities and good quality design in all new development all of which matters assist in promoting the aims of the Council's Community Strategy.

Risks:

Details set out in the individual reports

Communications:

Details set out in the individual reports

Background Papers:

Individual Applications with Case Officers

Simon Jenkins
Director for Regeneration & Place

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Site Address: 5 Elmore Court, 21 East Street, Havant, PO9 1AA
Proposal: Listed Building Consent for 7No. replacement windows.
Application No: APP/21/01031 Expiry Date: 22/11/2021
Applicant: Mrs Saul
Agent: Case Officer: Selina Donophy
Ward: St Faiths

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 The application site is located at the rear of No. 21 East Street within Havant Town Centre. The application site is a two-storey dwelling with a small side facing garden and rear parking area. It has a mansard style roof with clay roof tiles. The windows within the building were replaced with timber frame, modern replacements in 2007.
- 1.2 No. 21 East Street is Grade II listed and whilst the rear building is not mentioned in the listing description, it is covered by the listing. The site is also located in the St Faiths Conservation Area however, it is not visible from the streetscene due its position at the rear of No. 21.

2 Planning History

No relevant history.

3 Proposal

- 3.1 Listed Building Application for 7No. replacement windows. The windows in question comprise those which were installed in 2007, and serve the kitchen, living room and utility room/WC at ground floor; and the two bedrooms and bathroom at first floor.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

E1* (High quality design)

E13 (Historic environment and heritage asset)

Listed Building Grade: Grade 2
Conservation Area: St Faiths

5 **Statutory and Non Statutory Consultations**

Conservation Officer

The application relates to the replacement of the existing single glazed windows with timber frame, slim line, double glazed units (14mm narrow cavity units).

The general principle is that within the historic envelope, windows of appropriate design should be retained and repaired where necessary. Where beyond economic repair, or of inappropriate design, replacements should be designed to reflect the architectural character of the building.

In order to achieve an appropriate visual appearance and achieve an authentic narrow glazing bar design, single glazed windows are normally needed, with thermal efficiency and condensation issues being addressed using secondary glazing.

Outside the historic core, the objective is to achieve windows of compatible design to complement those within the main building, as appropriate. It is acknowledged, that in new build elements, closer adherence to the current higher thermal standards is needed.

This is a listed building (by virtue of its attachment to No, 21 East Street). When determining applications for replacement windows there are two key tests:

1) Significance. First is an assessment of the architectural/historic significance of the present windows. We assess the architectural/historic interest of the window, and on a sliding scale the practicality of repair. The more "significance" the windows hold, the greater the presumption/weight given to retention and repair. Where the window is of merit, no longer repairable and its loss justified, replacement in facsimile would normally be required. Where the windows are inappropriate, the focus will be on finding a more fitting design, suiting the building's architectural/historic interest. The prevailing policy (based on local/national policy and cases taken to appeal) is to maintain single glazing within the historic core to achieve the authenticity of detail and maintain character.

2) Should the principle for replacement be agreed (as with the case in this application as the windows are modern replacements), the detail of what is proposed needs to be clearly articulated through the submission of detailed scaled drawings. The proposal in this case is to replace all the windows within the historic core of the property with timber slim double glazed units to minimise the impact on the window profile. A departure from the established policy is sought to improve thermal efficiency in a way that it is argued cannot be satisfactorily achieved in other ways. For example, the slender wall thickness does not provide the depth of reveal to easily house secondary glazing. If a departure from established policy, it would need to be exceptional / high quality.

In the case of this application, the modern windows are of a traditional appearance and do currently feature single glazing. However, for reasons of poor quality, the windows have failed in terms of their efficiency.

Ideally the windows should be replaced like for like. However, given that the existing are not original, also the windows here are not located within the historic core (that

being No. 21 East Street) and that the proposed replacement windows feature a very narrow glazing profile akin to single glazing and a traditional style glazing bar, their appearance will very closely mimic that of a traditional single glazed window.

For these reasons and it is finely balanced, it is considered that the application would not be harmful to the historical significance of designated heritage asset and would meet the tests of set out in Sections 66 and 72 of the Town and Country Planning Act 1990.

Conclusion

No Objection

Councillor Imogen Payter

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

No comment

Historic England

Thank you for your letter dated 4 October 2021 regarding the above application for Listed Building Consent. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are attached.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 19

Number of site notices: 1

Statutory advertisement: 08/10/2021 & 10/12/2021

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

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

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

7.3 In this case the application is a listed building and is situated within a Conservation Area, and therefore the proposal must be assessed against the statutory tests set out in the Planning (Listed Buildings and Conservation Areas) Act 1990:

- Section 66 of the Act imposes a general duty on local planning authorities, that: *".....In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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 Act imposes a further duty on local planning authorities that: *".....In the exercise, with respect to any buildings or other land in a conservation area, of any functions....., special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

(ii) Impact upon the listed building and character and appearance of the conservation area

7.4 This proposal comprises the replacement of 7 windows on this Grade II listed property; 4 of these would be at first floor level on the north and east (side and rear) elevations and 3 would be at ground floor level, also on the north and east (side and rear) elevations. The existing single glazed windows would be replaced with timber slim double glazed units. As the application property is a grade II listed building particular consideration needs to be given to the historical importance of the building when assessing the proposed changes. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Planning Authorities to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

7.5 The windows on this property were replaced in 2007, however since need replacing again due to thermal efficiency issues. The proposed replacement windows are proposed to be of a casement style with timber frames, brass handles and in colour off white. Havant's Conservation Officer has been consulted on this application and has noted that ideally the windows should be replaced like for like. Despite this, the Conservation Officer states that the proposed double glazed replacement windows feature a very narrow glazing profile akin to single glazing and a traditional style glazing bar, and as a result their appearance will very closely mimic traditional single glazed windows. Positioning of the site has also been taken into account as the site is not located within the historic core of no 21 East Street. Whilst the ideal of like for like has not been met, on balance it is considered that the application would not be harmful to the historical significance of the designated heritage asset and would meet the test set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.6 The application site also is situated within the St Faith's Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In this case the external alterations would not have a substantial or negative impact upon the visual amenity or historic character of the building or the wider Conservation Area. The proposal would therefore conserve the appearance and special quality of the street scene and the Conservation Area, in accordance with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8 **Conclusion**

- 8.1 The proposed alterations would preserve the special architectural and historical importance of the listed application property and the character and appearance of its Conservation Area setting. The proposal is therefore recommended for Listed Building Consent.
-

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/21/01031 subject to:

(A) The expiry of the publicity period associated with the listed building application on 31st December 2021, subject to no new issues being raised which are not covered in this report; and

(B) The following condition:

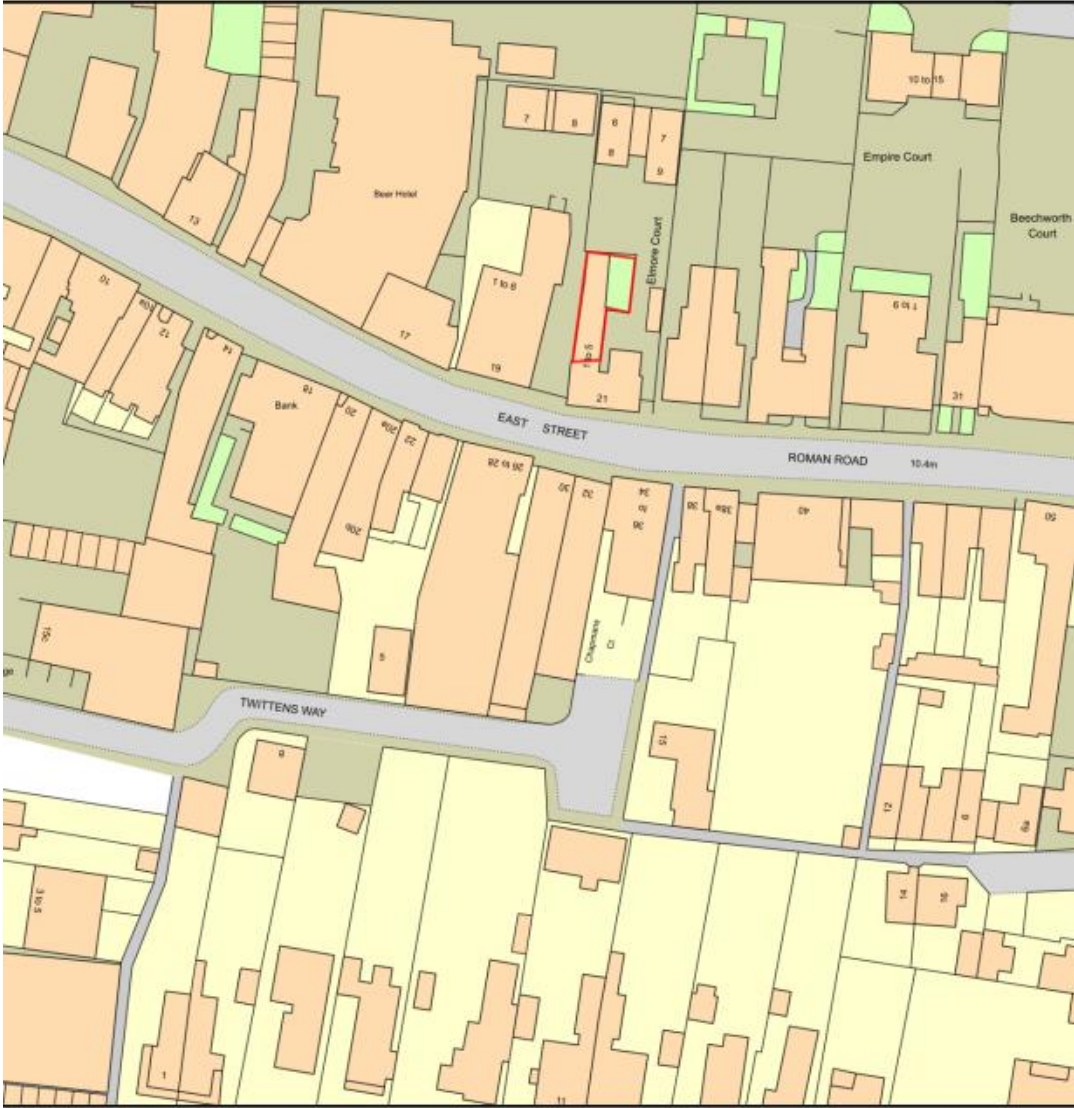
- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

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.

Appendices

- (A) Location Plan
- (B) Photograph indicating windows to be replaced
- (C) Floor plans
- (D) Replacement windows
- (E) Glazing bar details
- (F) Existing window 1
- (G) Existing window 2
- (H) Existing window 3

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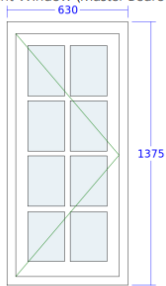
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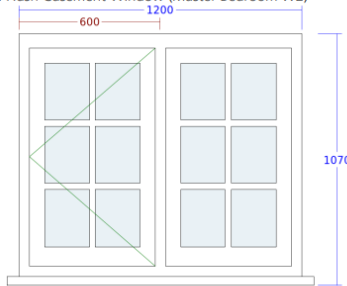
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PRODUCTS AT A GLANCE FOR QUOTE REF: 3775/1 V1

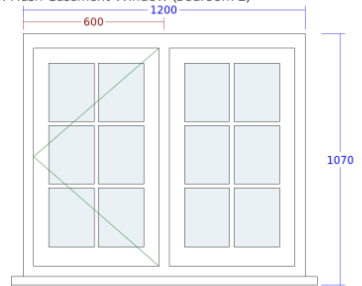
1. Flush Casement Window (Master Bedroom W1)



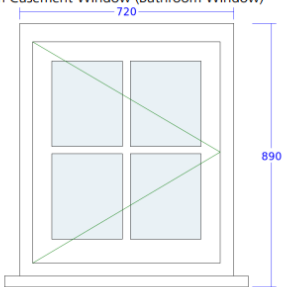
2. Flush Casement Window (Master Bedroom W2)



3. Flush Casement Window (Bedroom 2)



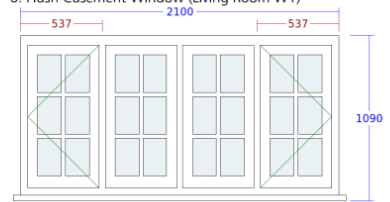
4. Flush Casement Window (Bathroom Window)



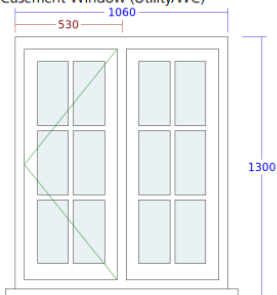
5. Flush Casement Window (Living Room Fixed)



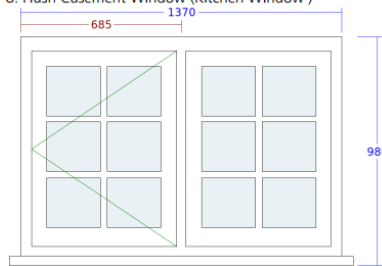
6. Flush Casement Window (Living Room W1)



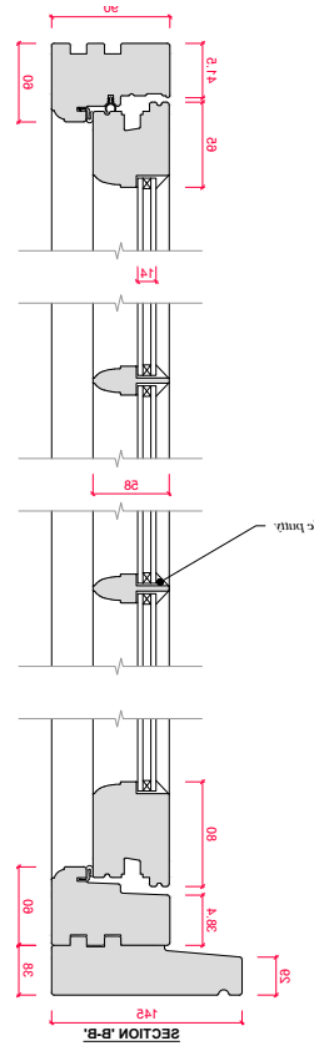
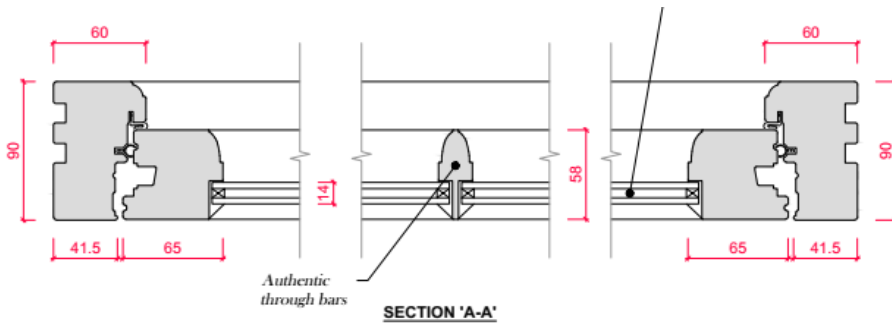
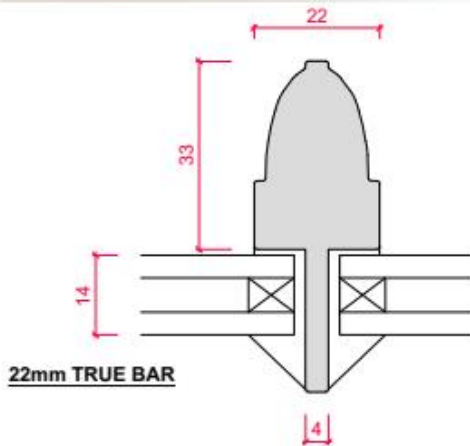
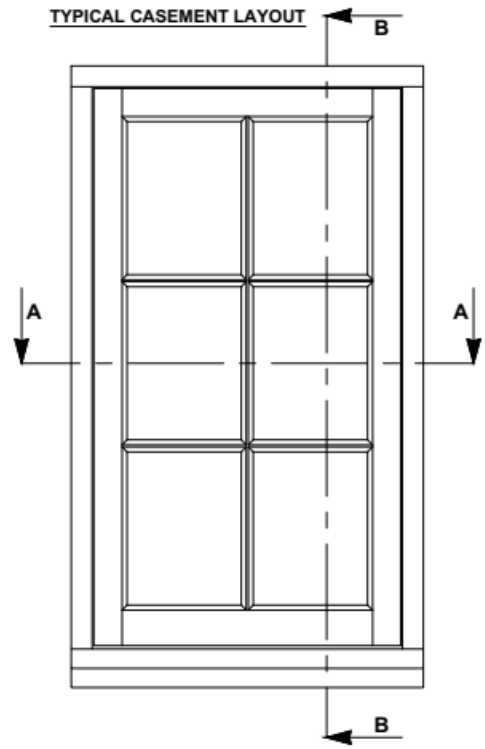
7. Flush Casement Window (Utility/WC)



8. Flush Casement Window (Kitchen Window)



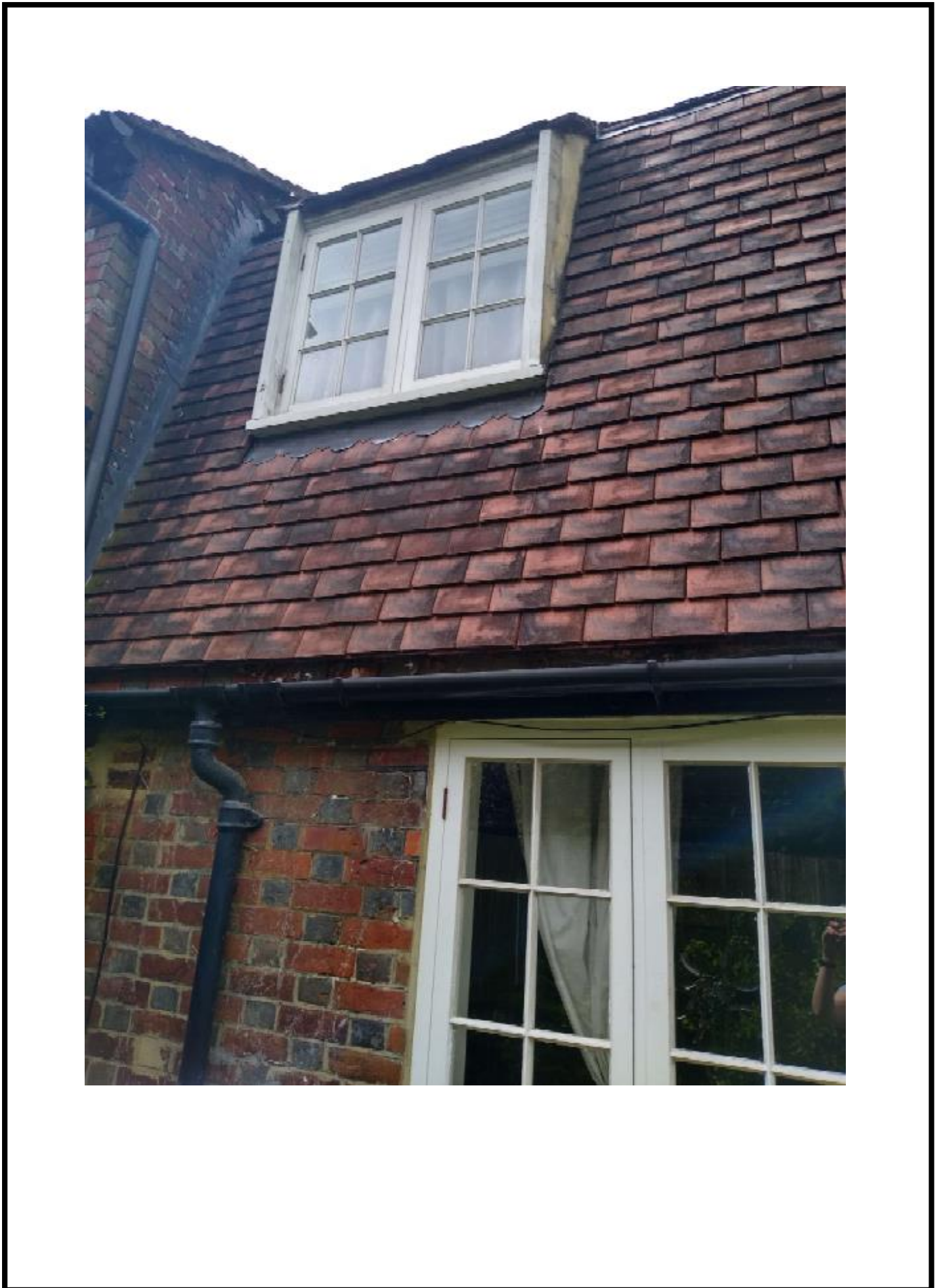
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