
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)

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