

Consultee Comments for Planning Application 21/00009/FULL

Application Summary

Application Number: 21/00009/FULL

Address: 25 Anglesey Arms Road Gosport Hampshire PO12 2DG

Proposal: INSTALLATION OF TO NEW UPVC WINDOWS AND RE-PROPORTIONED KITCHEN WINDOW TO FRONT (NORTH) ELEVATION AND REFURBISHED FIRST FLOOR BALCONY WITH GLASS BALUSTRADE (ARTICLE 4(2) AND CONSERVATION AREA)

Case Officer: Mark Bridge

Consultee Details

Name: Mr Richard Whittington

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Email: Not Available

On Behalf Of: Conservation & Design Consultant

Comments

CONSERVATION OFFICER: Richard Whittington

Proposals

Legislative and Policy Background

Section 66 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 listed building or its setting, to 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.

The National Planning Policy Framework (NPPF) sets out the policies that the Council must take into account when determining planning applications. The Historic Environment Good Practice Advice in Planning Note 2, states at paragraph 4:

The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest and provides at paragraphs 8, 9 and 10 that in order for the Local Planning Authority to make decisions in line with legal requirements, the objectives of the development plan; and, the policy requirements of the NPPF, great importance is placed on understanding the nature, extent and level of the significance of the heritage asset.

The revised NPPF sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the

following paragraphs:

184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage assets conservation and any aspect of the proposal.

191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets 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.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional

Local Plan Heritage Policies

Gosport

LP 10 Design

LP11 Listed Buildings

LP12 Designated Heritage Assets: Conservation Areas

Assessment

The relevant consideration relating to the historic environment in this instance is the impact of the proposals on the character and appearance of the conservation area; and, the impact upon the adjacent listed buildings, their setting and any features of special architectural or historic interest which they possess.

The setting of a heritage asset is the surroundings in which a heritage asset is experienced (NPPF, Annex 2: Glossary). Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset.

The policy objectives in the NPPF and the PPG establish the twin roles of setting as a contributor to the significance of a heritage asset; and, a way that significance can be appreciated. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the heritage assets conservation, including sustaining significance (NPPF, paragraph 132).

PPG: What is the setting of a heritage asset and how should it be taken into account? A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it. (p.1, The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)). There are no objections in principle to the proposed works, however the use of upvc windows cannot be supported due to the detrimental impact on the character of the historic building and conservation area. The dwelling is subject to an Article 4 direction which is a legal power the Council uses to prevent unsympathetic changes to non-listed heritage assets that otherwise may be harmed by alterations considered to be permitted development. The preclusion of the ability to install modern plastic windows in historic buildings without the requirement for planning consent under the permitted development regime is precisely why Article 4 directions exist and why such a direction applies to the application dwelling.

Additionally, the dwelling is sensitive to inappropriate change given the former association of the dwelling with the Grade II* 12 Crescent Road in close proximity. The installation of modern upvc windows in a historic building within the setting of the high status listed building is considered moderately harmful, though at the lower end of the scale of less than substantial harm, as set out in the NPPF.

If the proposed windows were amended to be of slimline timber double glazed construction the application would be acceptable.

Recommendation

Objection

