

extent of the harm to the significance of the asset, and works proposed should be the minimum required to secure the long-term use of the asset, in line with the definition of optimum viable use²⁸³.

- 8.50 Proposals which involve the carrying out of works to a Scheduled Monument require Scheduled Monument Consent. Where such consent is needed, Historic England should be consulted at an early stage in the design process. Substantial harm to Scheduled Monuments and other assets of highest significance should be wholly exceptional.
- 8.51 In many cases the most appropriate use for a historic building is that for which it was originally constructed and this should, where possible, be retained. However in some cases this use will no longer be practical or viable and a new optimum viable use will need to be found, which causes the least harm to the significance of the asset. New uses should avoid the need to remove important architectural or historic features, respect the integrity of the built form and quality of spaces within the building and avoid or minimise the introduction of inappropriate structural features.
- 8.52 In those exceptional circumstances where harm to a designated heritage asset can be fully justified, and development would result in the partial or total loss of the asset and/or its setting, the applicant will be required to secure a programme of recording and analysis of that asset. This must include archaeological excavation where relevant, and the publication of that record to an appropriate standard in a public archive.
- 8.53 The setting of a heritage asset often forms an important part of the character of a historic structure including landscaped grounds, the walls and outbuildings, the historic plan form of a military complex or a broader layout of an historic settlement. New development will need to pay particular attention to its impact on the significance of the asset through development in its setting.

Policy DE5: Conservation Areas

Introduction

- 8.54 There are currently 18 Conservation Areas within Gosport, and while they distributed around the Borough, there is a particular concentration within the historic southern and eastern quarters. The Council periodically reviews its conservation areas, their plans and appraisal documents, so new and amended areas may be adopted during the Plan period. This policy will apply to all buildings within conservation areas, as well as those that might affect their character and appearance through development in their setting.
- 8.55 Properties with conservation areas may be subject to additional planning restrictions, such as the lack of, or amended, permitted development rights.

²⁸³ www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment

Owners of properties within conservation areas are encouraged to seek advice, including from the Council, before beginning any works.

POLICY DE5: CONSERVATION AREAS

- 1. Proposals for development in Conservation Areas will be permitted provided that:**
 - a) the location, form, scale, massing, density, height, layout, landscaping, use and external appearance conserves or enhances the character and appearance of the Conservation Area, including features of special architectural or historic interest; and**
 - b) it conserves or enhances the setting of the Conservation Area and is not detrimental to inward or outward views.**
- 2. Proposals to demolish a building in a Conservation Area will be permitted provided it has been demonstrated that:**
 - a) the building does not positively contribute to the character or appearance of the area; and**
 - b) the building is of no historic or architectural interest or is wholly beyond repair and is not capable of beneficial use; and**
 - c) new development proceeds after the loss has occurred within a reasonable and agreed timescale and that the new development is of architectural merit which conserves and enhances the character of the Conservation Area.**

EXPLANATION OF POLICY DE5

Conservation Areas (Points 1 and 2 of Policy DE5)

- 8.56 In determining planning applications for new development including changes of use within designated conservation areas, the Council will pay special attention to whether a proposal conserves or enhances the character and appearance of the particular conservation area. Proposals for development or change of use should look to reflect the particular identity of a conservation area. They will need to consider characteristics such as traditional building form and scale, the historic relationship between buildings and spaces, the retention of an historic street or settlement pattern, the architectural detailing of buildings and the pattern of uses which establish the character of the area. Such considerations will need to be set out in a heritage statement. The applicant should use existing available evidence including the HER and other evidence included in Box 21 to inform their proposals.

- 8.57 Where a development proposal is likely to have a significant impact on a conservation area, the applicant should provide the Council with an appropriate detailed assessment of the special interest of the area and how a proposal would conserve or enhance the character and appearance of the area and other benefits identified in line with national policy.
- 8.58 The character of a conservation area is most often created by its buildings and spaces, so the loss of either a single building or a small group (whether listed or not) can have a significant and often disproportionate impact on the area's character and appearance. Any proposal to demolish a building should consider the contribution it makes to the character and appearance of the conservation area and the likely impact of demolition on the conservation or enhancement of the conservation area.
- 8.59 Proposals which would have a significant adverse impact upon the character or appearance of a conservation area would not normally be acceptable in planning terms, except where it is necessary to secure the future conservation of a heritage asset. In such instances the most up-to-date guidance from Historic England will be taken into account²⁸⁴.
- 8.60 The Council will aim to retain existing buildings within conservation areas where they have been identified as contributing to the character or appearance of the area, and will periodically review the identified buildings that make this contribution. There are occasionally cases where demolition could, as a last resort, be accepted. Proportionate justification for such action will be required against the criteria set out in the latest Government guidance including the NPPF, the PPG²⁸⁵ and other relevant guidance notes²⁸⁶. Where the loss of a whole or part of a building is permitted by the Council it will be necessary to ensure that new development will proceed after the loss has occurred as set out in the NPPF. The Council will support proposals for new development in a conservation area or its setting which enhance or better reveal their significance.

Policy DE6: Locally Important Heritage Assets

Introduction

- 8.61 Locally important heritage assets, as defined in Box 11, have been designated by the Council and include around 100 Locally Listed Buildings²⁸⁷ and seven Parks and Gardens of Local Historic Interest. Such assets are considered by the Council to be of local historic, architectural, artistic and/or archaeological interest or make a particular contribution to the character and appearance of an area. While they are non-designated

²⁸⁴ <https://historicengland.org.uk/images-books/publications/gpa4-enabling-development-heritage-assets>

²⁸⁵ www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment

²⁸⁶ <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>

²⁸⁷ Includes 'buildings of architectural and historic interest' within conservation areas.