

SOUTHSEA SEAFRONT: EASTNEY ESPLANADE BETWEEN THE PYRAMIDS AND SPEAKERS CORNER

REMOVAL, REPAIR AND RELOCATION OF 7NO. GRADE II LISTED LAMP COLUMNS ALONG THE SEAFRONT

DOCUMENT LINK: [22/01721/LBC | Removal, repair and relocation of 7no. Grade II Listed lamp columns along the seafront | Southsea Seafront: Eastney Esplanade Between The Pyramids And Speakers Corner \(portsmouth.gov.uk\)](#)

Application Submitted By:

Portsmouth City Council

On behalf of:

Portsmouth City Council

Coastal Partners on behalf of Portsmouth City Council

RDD: 14th December 2022

LDD: 9th February 2023

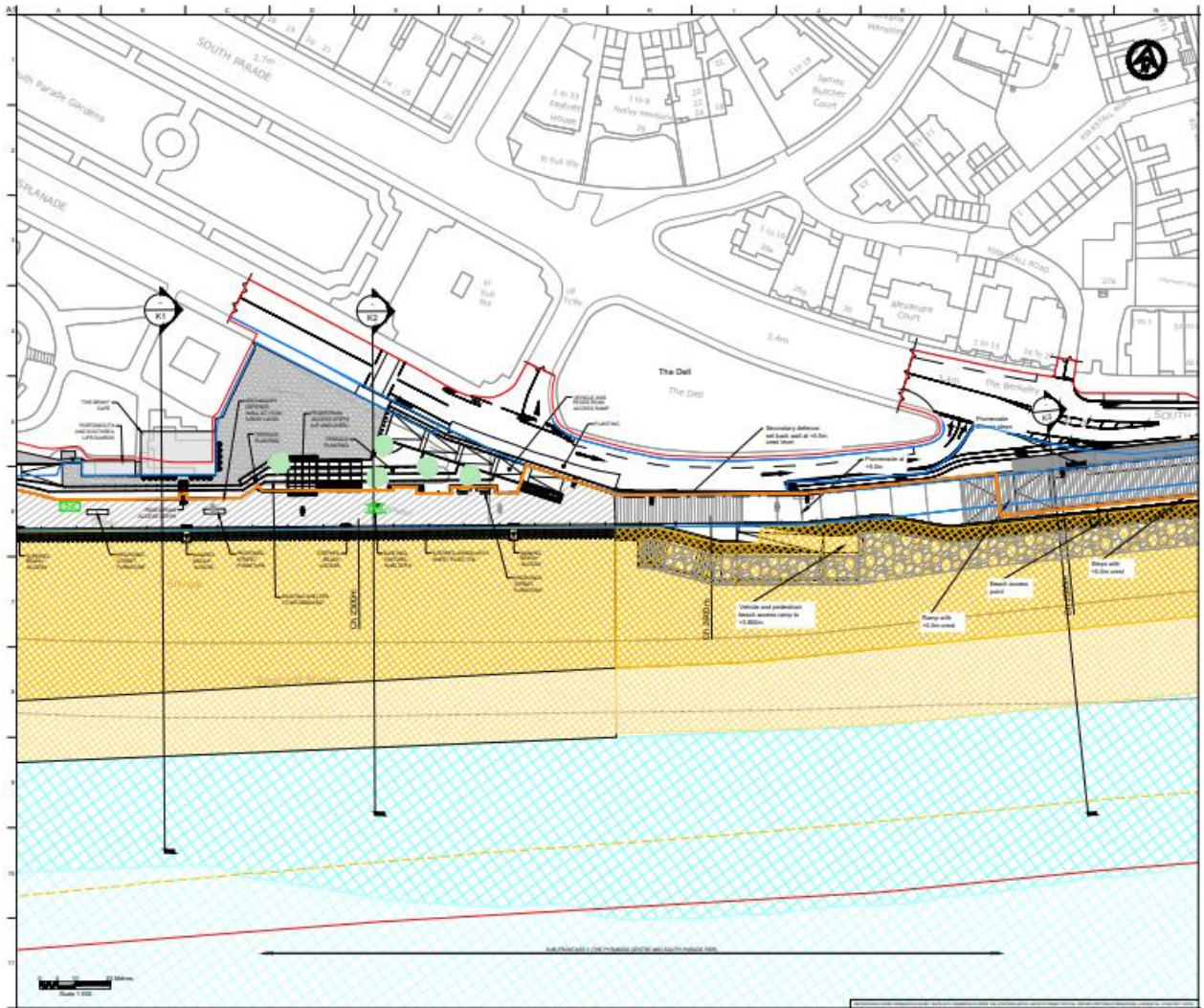
SUMMARY OF MAIN ISSUES

This application is brought to the Planning Committee as it is one of two Listed Building Consent applications accompanying the application to vary Condition 1 of planning permission 21/00820/VOC to seek approval of amended plans relating to sub-frontage 5 (Pyramids Centre to Speakers Corner) (Ref. 22/01720/VOC) elsewhere on this agenda.

The determining issue is whether the proposed works of removal, repair and relocation of the listed structures would preserve their special architectural or historic interest.

SITE DESCRIPTION

1. The Southsea Seafront stretches for 4.5 km from Long Curtain Moat in the west to Eastney Esplanade in the East. This application relates to Sub Frontage 5 (SF5) which is the section between The Pyramids Centre and South Parade Pier as shown, highlighted, below:



POLICY CONTEXT

2. The relevant policies within the Portsmouth Plan (2012) would include:
PCS23 (Design and Conservation)
3. In addition to the above policy, the aims and objectives of the National Planning Policy Framework (NPPF, 2021) are relevant.

RELEVANT PLANNING HISTORY (MOST RECENT FIRST)

Application Ref.	Proposal	4. Decision & Date
22/01720/VOC	Application to vary condition 1 of planning permission 21/00820/voc to seek approval of amended plans relating to sub-frontage 5 (Pyramids centre to Speakers Corner)	5. Pending consideration
22/01722/LBC	Removal, refurbishment and relocation of 3no. Grade II Listed seafront shelters	6. Pending consideration
21/01788/DOC	Application to seek approval of details reserved by conditions 3 (Contaminated Land), 15 (BMEP), 19 (Drainage), 20 (CEMP), 21 (CTMP), 36 (Rock),	7. Approve, 10/02/22

	and 37 (Primary defences) of planning permission 21/00820/VOC	
21/01077/DOC	Application to seek approval of details reserved by conditions 2 (revised phasing plan), 5 (revised archaeology), 36 (additional rock scales) and 37 (additional primary defence scales) of planning permission 21/00820/VOC	8. Approve, 03/11/22
22/01236/NMA	Non-Material Amendment to planning permission 21/00820/VOC, to allow slight realignment of the vertical sea defences at sub-frontage 1: Long Curtain Moat	9. Approve, 20/09/22
21/00820/VOC	Application to vary condition 2 [approved plans] of planning permission 19/01097/FUL: Flood and coastal erosion management scheme comprising a combination of vertical sea wall, raising and realignment of the promenade, construction of stepped revetment, rock armour revetments and groynes, secondary defence walls and bunds, beach widening and management, and all associated works, highway alterations, removal of trees and landscaping. Scheme includes the removal and repositioning of 34no. Grade II Listed lamp columns, 3no. Grade II Listed shelters and 6no. Grade II Listed monuments, works affecting the Grade II Listed South Parade Pier, regrading and works to the Grade II Listed Southsea Common and works to the Grade I Listed naval memorial [the proposal constituted an EIA development]. This application, under section 73 of the Town and Country Planning Act 1990, seeks approval of amended plans relating to <u>sub-frontage 4 (Southsea Castle)</u> and is accompanied by the original Environmental Statement [July 2019] with an Addendum [May 2021]	10. Grant, 19/08/21
19/01097/FUL	Flood and coastal erosion management scheme comprising a combination of vertical sea wall, raising and realignment of the promenade, construction of stepped revetment, rock armour revetments and groynes, secondary defence walls and bunds, beach widening and management, and all associated works, highway alterations, removal of trees and landscaping. Scheme includes the removal and repositioning of 34no. Grade II Listed lamp columns, 3no. Grade II Listed shelters and 6no. Grade II Listed monuments, works affecting the Grade II Listed South Parade Pier, regrading and works to the Grade II Listed Southsea Common and works to the Grade I Listed Naval Memorial. The proposal constitutes EIA development.	11. Grant, 05/12/19

PROPOSAL

12. This application seeks listed building consent for the removal and repositioning of 7no. Grade II Listed Lamp Columns along the promenade within sub-frontage 5 West. The proposal is very similar to the expired LBC (ref. 19/01089/LBC) except that it only relates to those lamp columns within this section of the scheme.

CONSULTATIONS

13. Historic England No objection

14. Conservation Officer No objection

REPRESENTATIONS

15. Six objections received. The issues raised are covered in full in the accompanying VOC report (Ref. 22/01720/VOC) elsewhere on the agenda.

COMMENT

16. The determining issue is whether the proposal to removal, repair and relocate the seven grade II listed lamp columns along the seafront would preserve their special architectural or historic interest. The Council must give particular attention to the desirability of preserving the Lamp columns, their setting and those features which make them special. This is set out in S66 of the Town & Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

17. In this regard Historic England have commented that they understand the rationale for relocating the lamp columns in order to improve the flood defences. They also understand that it is clear that these lamp standards must be relocated if the new defences are to be built. All the standards can be moved without damaging their fabric and while their locations would change slightly their relationship with each other, the promenade and the sea would remain the same. Therefore, Historic England are content that moving the monuments would only have a minor impact on their significance.

18. The Council's Conservation Officer has noted that the significance of the relevant assets, impact and acceptability of the proposed works were considered at the time of the original application (19/01089/LBC). In this instance though, (as has already been noted), the extent of the works is now limited exclusively to columns within frontage 5.

19. The columns are rare, unusual, beautiful and ornate pieces of Victorian street furniture that were bespoke designed and manufactured for their location. They are a notable historic feature, and make an important and positive contribution to the overall character and setting of the Seafront and its related Conservation Area (CA) (No.10) that was first designated in 1971.

20. For these reasons, the columns are considered to have a 'high' degree of significance.

21. The proposed improvement works to sub frontage 5 of the sea defences would directly affect the columns. Altering the height of and (re)aligning the promenade without first removing the columns could result in damage to the assets and would leave them at least partially 'buried' within a repositioned/ reprofiled promenade. For this reason their removal/dismantling is essentially unavoidable.

22. The re-siting of listed structures is not generally considered to be good conservation practice. The process of removing/dismantling the lamps unless handled with great care could for example result in damage to their fabric. Notwithstanding this the requirements of the wider scheme are such that their relocation is essential to the successful implementation of the wider works.

23. The columns will be re-sited largely in accordance with their existing alignment and locations. Securing a similar relationship with one another, the promenade and the sea to that which currently exists. There is no change to the scheme approved in 2019 (Ref. 19/01089/LBC). For this reason, the contribution which they make to the character, appearance and setting of the conservation area will also be retained, with relatively minor alteration.
24. In light of these factors, the overall impact of the proposal is considered 'intermediate'.
25. Notwithstanding the details and nature of the proposed works it is considered that they would not be substantially different in terms of their impact on the lamp columns, (or the character and appearance of the Conservation Area), than was previously discussed, negotiated and subsequently agreed at the time of the original application to re-site the columns.
26. It is also notable that other relevant statutory consultees, in particular Historic England (HE) raise no objection to the proposal. (They do however note that if consent is granted, it would be necessary to apply for them to be re-listed on completion of the works).
27. Having regard to these points, and also to information provided in the supporting Heritage Impact Assessment (HIA) - in particular outline details offered around the methodology associated with the dismantling and reconstruction of the columns, their removal, reconstruction and re-siting is considered acceptable, and therefore capable of heritage/conservation support.

Conclusion

28. On the basis that neither Historic England nor the Council's Conservation Officer have objected to the proposal, this application is recommended for conditional approval given the limited harm to heritage assets and the over-whelming public benefit of the associated Sea Defence works, making it in accordance with the Local Plan and provisions contained within the NPPF.

RECOMMENDATION Conditional Consent

Conditions

- 1) The development to which this consent relates shall be begun before the expiration of 3 years from the date of this consent.
- 2) Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings -
Drawing numbers:
Location Plan – Lamps Rev.1.0
Elevation - 13 - 0160Rev.P05;
Elevation - 14 - 0161Rev.P05;
Elevation - 15 - 0162Rev.P05;
Key plan GA & elevations - 0099Rev. P04;
General layout - sheet07 - Rock Gardens - 0107Rev.P06;
General layout - sheet08 - Speakers Corner - 0108Rev.P06;

Heritage constraints plan - 0400Rev.P03.

- 3) a) Notwithstanding the submitted details, no works associated with the removal of the seven Grade II Listed lamp columns shall take place until a Method Statement detailing the process of recording, labelling, dismantling, repair/refurbishment (including details of materials), storage and re-instatement based on the methodology set out within the 'Heritage Impact Assessment (dated 5/7/19 - Issue 6, including all subsequent addendums) has been submitted to and approved in writing by the Local Planning Authority; and
- b) The seven lamp columns shall then be recorded, labelled, dismantled, repaired/refurbished, stored and re-instated in full accordance with the Method Statement approved pursuant to part a) of this condition.

The reasons for the conditions are:

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- 1) To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990
- 2) To ensure the development is implemented in accordance with the permission granted.
- 3) To preserve the special architectural or historic interest of the (Grade II listed) structures in accordance with policy PCS23 of the Portsmouth Plan (2012) and the aims and objectives of the revised NPPF (2021)