

**SOUTHSEA SEAFRONT: EASTNEY ESPLANADE BETWEEN THE PYRAMIDS AND SPEAKERS CORNER**

**REMOVAL, REFURBISHMENT AND RELOCATION OF 3NO. GRADE II LISTED SEAFRONT SHELTERS**

[22/01722/LBC | REMOVAL, REFURBISHMENT AND RELOCATION OF 3NO. GRADE II LISTED SEAFRONT SHELTERS | 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.

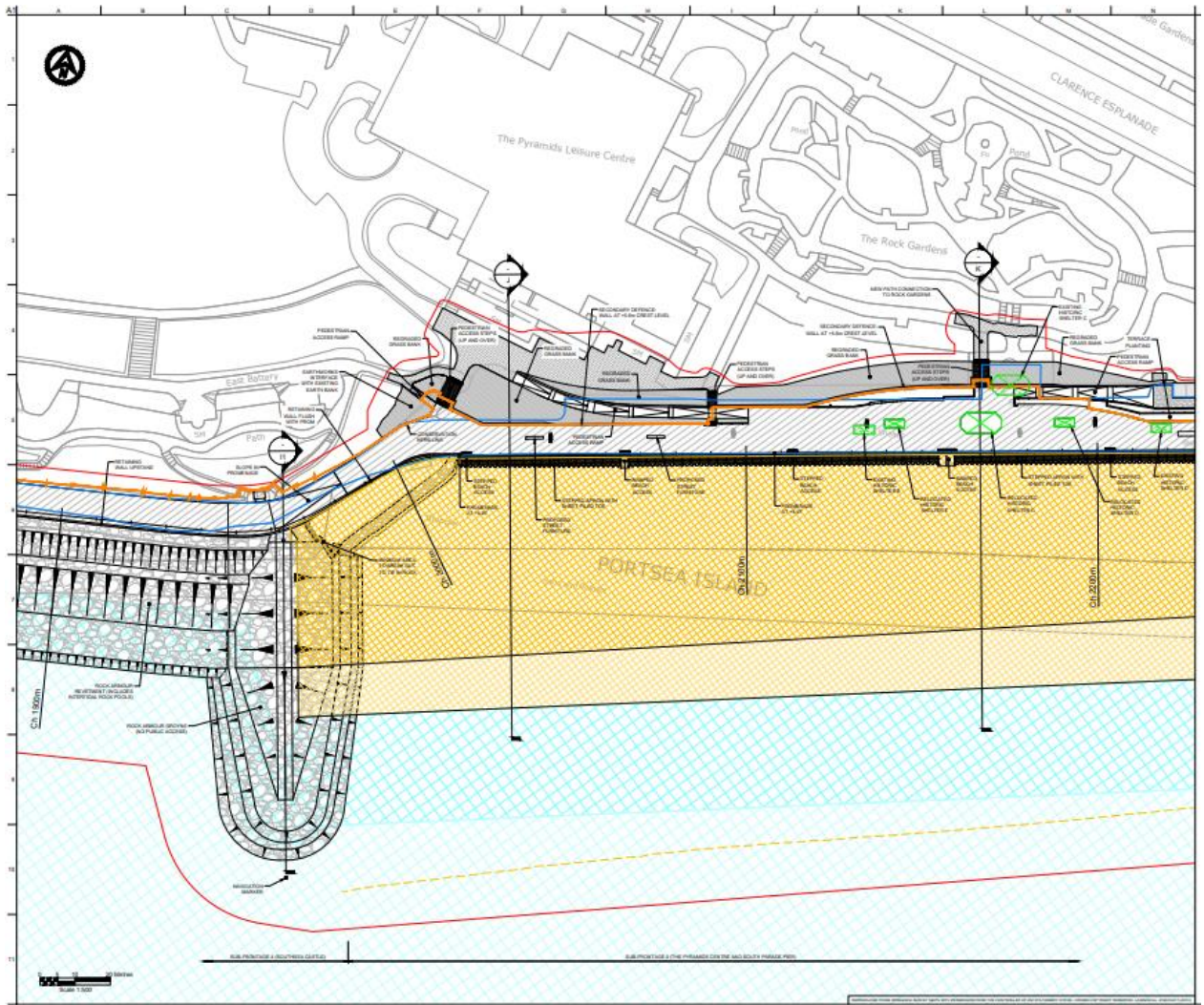
The determining issue is whether the proposed works of removal, repair and relocation of the listed structures would preserve their special architectural or historic interest.

**SITE, PROPOSAL AND RELEVANT PLANNING HISTORY**

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:



2. The three shelters the subject of this application are all sited within a section of the seafront that will be the subject of engineering operations to improve sea defences including the raising of levels along this section of promenade.



## PROPOSAL

3. Listed Building Consent is sought for the dismantling, repair/refurbishment and re-instatement of three Grade II Listed shelters following completion of the Southsea Sea Defence works. Whilst they would be re-instated in their existing and enhanced form (following repair and refurbishment), they would be re-positioned to account for the changes to the design of the new promenade as follows:
  - Shelter C - re-positioned approximately 12 metres to the south-west located centrally within the new promenade;
  - Shelter D - re-positioned approximately 29 metres to the west;
  - Shelter E - re-positioned approximately 24 metres to the east towards the northern edge of the promenade.
  
4. The application is supported by a Design and Access Statement, a Baseline Heritage Assessment; a Heritage Impact Assessment and a Statement of Community Involvement.

## RELEVANT PLANNING HISTORY

Application Ref.	Proposal	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	Pending consideration
22/01721/LBC	Removal, repair and relocation of 7no. Grade II listed lamp columns along the seafront	Pending
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), and 37 (Primary defences) of planning permission 21/00820/VOC	Approve, 10/02/22
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	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	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]	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.	Grant, 05/12/19



## **POLICY CONTEXT**

5. In addition to the aims and objectives of the NPPF (2019), the relevant policies within the Portsmouth Plan (2012) would include: PCS23 (Design and Conservation).

## **CONSULTATIONS**

6. Historic England No objection
7. Conservation Officer No objection

## **REPRESENTATIONS**

8. Six objections and one letter of support received. These are covered in the accompanying report on the Variation of Condition Application (Ref 22/01720/VOC) elsewhere on the agenda.

## **COMMENT**

9. In December 2019 a full planning application (19/01097/FUL), and a related Marine Licence Application were submitted for 'The Southsea Coastal Scheme', a Flood and Coastal Risk Management scheme along the length of Southsea seafront - the largest and most significant scheme of civil engineering seen in the city for several decades.
10. The planning application was accompanied by several other related Listed Building Consent (LBC) applications including for Lamp Columns (19/01089/LBC), and as here for historic shelters (19/01090/LBC), both of which were also approved in December 2019. These applications have now 'time expired' - without being implemented. As such, a 'renewal' of these proposals is currently being sought to coincide with construction phasing on the wider scheme.
11. This application seeks LBC for the removal and repositioning of 3no. Grade II Listed seafront shelters along the seafront promenade specifically within sub-frontage 5 (West). (The proposal is very similar to the expired LBC).
12. The significance of the relevant assets, impact and acceptability of the proposed works were considered at the time of the original application (19/01090/LBC).
13. The shelters are rare, unusual, attractive and ornate Victorian seafront structures. They are a notable historic feature along the promenade and make an important and positive contribution to the overall character and setting of the Seafront and its related Conservation Area (CA) (No.10) - first designated in 1971.
14. For these reasons, the shelters are considered to have a 'high' degree of significance.
15. The proposed improvement works to sub frontage 5 of the sea defences would directly affect the shelters. Altering the height of and (re)aligning the promenade without first

removing the shelters 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.

16. The re-siting of listed structures is not generally considered to be good conservation practice. The process of removing/dismantling the shelters 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.
17. It is also believed that the shelters were not originally sited in this location and have previously been repositioned. In addition, the proposal would also provide for the conservative repair of the assets and their general enhancement through cleaning, reinstatement of lost features, and repainting, all of which are considered positives.
18. The shelters will also 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. 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.
19. In light of these factors, the overall impact of this aspect of the scheme on the shelters and the CA is considered 'intermediate'.
20. 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 shelter, (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 shelters.
21. Having regard to these points, and also to information provided in the supporting HIA - in particular outline details offered around the methodology associated with the dismantling and reconstruction of the shelters, their removal, reconstruction and re-siting is considered acceptable, and therefore capable of heritage/conservation support. This is subject to the re-imposition of original condition imposed on the original application relating to the relocation of the shelters. This required that:
  - 3) a) Notwithstanding the submitted details, no works associated with the removal of the three Grade II Listed shelters 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) has been submitted to and approved in writing by the Local Planning Authority; and
  - b) The three shelters 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.
22. In order to secure the provision of these details - and assurance as to the appropriate (sympathetic) treatment of the shelters, this condition must be re-imposed on the new application.

## RECOMMENDATION

### 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\_shelters 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 three Grade II Listed shelters 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) has been submitted to and approved in writing by the Local Planning Authority; and  
  
b) The three shelters 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:

- 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 consent 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)