



Applecore PDM, 21 Middle Street, Park Gate, SO31 7GH

August 2024

Heritage & Planning Statement

6 Chequers Quay

37 Queen Street

Emsworth

Hampshire

PO10 7AD

Installation of Replacement Windows



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1. Introduction

Applecore PDM have been instructed by to submit an application for planning permission to Havant Borough Council, for the replacement of external windows at 6 Chequers Quay. Due to the site location within a conservation area, combined with the removal of permitted development rights, this minor, but necessary change is deemed to require planning permission.

2. Conservation Area & Site Description

The property is located just inside the Emsworth Conservation area, which is described as a small historic harbourside town, with a village style character. A medieval street pattern is prevalent throughout the area, with a range of Victorian and Georgian development, and a plethora of listed buildings.

The application site is located within a relatively modern residential block on the east of the Conservation Area, just south of the eastern entrance via the Hermitage Bridge. The estate sits upon the edge of the Slipper Mill Pond and is just outside of the historic core of the area, but adjacent to the Lord Raglan Public House and the Old Flour Mill, both of which are Grade II Listed Buildings.

3. Planning History

According to the LPA's public register of planning applications, the following history relates to the site:

- **98/63511/000**

Conservatory to west elevation.

Permitted 26/08/1998

- **93/57008/002** (Site of former Chequers Garage)

Residential development including 1 x 2-bedroomed apartment, 2 x 2-bedroomed houses, 5 x 3-bedroomed houses, 6 garages, diversion of



public footpath 203 and provision of public house garden east of Lord Raglan public house and associated external works and parking.

Permitted 12/09/94

4. Proposed Development

The applicant seeks to replace the external windows on all elevations of the property. The existing windows were installed when the property was constructed in the mid to late 1990s, and are no longer fit for purpose. The timber frames are not ideal for a waterfront property, with general erosion and weathering having left the frames in a state of decay. The replacement windows will be of similar appearance, sympathetic to the surrounding estate as well as the Conservation Area. To ensure longevity, they will be of a white foil frame, which gives a modern window a more traditional appearance, and will be matching in style to the existing windows. Furthermore, they will be double glazed to ensure energy efficiency is improved throughout the property. As the proposal looks to retain the original apertures, and the windows have been selected to match the existing as closely as possible, there will be no change to the appearance of the property.

5. Pre-Application Advice

Pre-application advice was sought, and a response was received from the LPA on May 22nd 2024 (reference GEN/24/00567). The planning officer advised that due to a condition within the planning permission that resulted in the property's construction, householder permitted development rights were not intact and therefore the scheme would require consent. Condition 16 stated:

- Notwithstanding the provisions of any Town and Country Planning General Development Order no extension, alteration or structure permitted by Schedule 2, Part 1, Classes A-E and H of the 1988 Order as amended shall be carried out anywhere within the development hereby permitted without the prior written approval of the Local Planning Authority.
- **Reason:** To ensure the appearance of the development remains appropriate to its prominent Conservation Area location and that the amenity of residents is not materially affected.



While it is arguable that like-for like window replacements constitute an alteration as described in the permitted development rights for householders, consideration has been given to ensure the modification remains appropriate to the appearance of the development and surrounding areas.

6. Conclusion

The building is not of historical or architectural significance, being less than 30 years old. However, the estate known as Chequers Quay has been constructed in a more traditional style, sympathetic to surrounding historical buildings.

The use of timber frames on a waterfront location is not ideal, and modern window manufacture has somewhat evolved since the 1990's, allowing an upgrade without causing detrimental harm to the overall appearance. It is only a clause in the original planning permission that requires permission to be sought in this case, and it is noted that similar home improvements have been undertaken in the vicinity, possibly without consent. The use of good quality, well designed products will improve the longevity of the windows, and also assist with energy efficiency.

Overall, the impact on the Conservation Area is minimal, and the proposal is considered to be acceptable.