
Site Address:	25 Queen Street, Emsworth, PO10 7BJ		
Proposal:	Listed building consent for additional steels between existing timbers to support existing roof. Replacing existing plasterboard ceilings with new plaster board.		
Application Type:	Listed Building Consent		
Application No:	APP/23/00989	Expiry Date:	01/01/2024
Applicant:	Mrs Stewert		
Agent:	Mr Helyer	Case Officer:	Robert Riley
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The application site is located in Queen Street in Emsworth, within the Emsworth Conservation Area. It comprises a mid-terrace, two ½ -storey dwelling of brick and clay tile construction with a brick chimney and a front facing, flat roof lead dormer window. There are a set of stone steps leading up to the front entrance door, which has a flat roof portico. There is an established hedgerow which screens the basement level from the streetscene. The windows are sash style with timber frames. There is a rear garden to the rear which is paved and enclosed by boundary walls. The property dates back to the late C18 and is Grade II listed. See listing description below:

Pair of houses. Late C18. Brick, with a tile roof. 2 storeys, attic and basement, 2 windows. 2 C20 flat-roofed dormers with casements. Red brick walls in Flemish bond with blue heads, brick dentil eaves, rubbed cambered arches to the ground floor. Sashes in exposed frames. Modern doorways.

2 Planning History

00/52635/004 - Listed building application for external alterations to existing first floor flat roofed element to rear, including addition of tile hanging to west and part south elevations, and replacement of existing flat roof., PERM,19/01/2001

97/52635/003 - Listed Building Application for replacement dormer window to south elevation, PERM,22/12/1997

95/52635/001 - Retrospective application for replacement of rear dormer window with Georgian doors, and erection of balcony., PERM,14/09/1995

95/52635/002 - Retrospective application for replacement of rear dormer window with Georgian doors, and erection of balcony., REF,14/09/1995

APP/23/00301 - Erection of a screen to bins in front of property; refurbish existing railings; refurbishment of windows & change dormer to a lead type construction to tie in with adjacent property., PERM,19/06/2023

APP/23/00302 - Listed Building Consent for erection of a screen to bins in front of property; refurbish existing railings; refurbishment of windows & change dormer to a lead type construction to tie in with adjacent property., PERM,19/06/2023

3 Proposal

There are two proposals to the application site.

- Listed Building Consent for Additional steels between existing timbers to support existing roof.
- Replacing existing plasterboard ceilings with new plaster board

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1 (Design & Heritage)
ENP_D1 (General Design Policy)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Thank you for consulting Chichester Harbour Conservancy on the above planning application. Chichester Harbour Conservancy is a unique organisation in that it is the only Harbour Authority with statutory responsibility for an Area of Outstanding Natural Beauty (AONB). Further details are explained in the Appendix to this response.

Please note that the above case has been considered as a fully delegated decision by the Principal Planning Officer at Chichester Harbour Conservancy.

Chichester Harbour Conservancy's Response
Chichester Harbour Conservancy

NO OBJECTION

Reasoned justification

The proposals would not have any adverse impact on the Chichester Harbour National Landscape / AONB.

Conservation Officer

The application site is located in Queen Street in Emsworth, within the Emsworth Conservation Area. It comprises a mid-terrace, two ½ -storey dwelling of brick and clay tile construction with a brick chimney and a front facing, flat roof lead dormer window. There are a set of stone steps leading up to the front entrance door, which has a flat roof portico. There is an established hedgerow which screens the basement level from the streetscene. The windows are sash style with timber frames. There is a rear garden to the rear which is paved and enclosed by boundary walls.

The property dates back to the late C18 and is Grade II listed. See listing description below:

‘Brick, with a tile roof. 2 storeys, attic and basement, 2 windows. 2 C20 flat-roofed dormers with casements. Red brick walls in Flemish bond with blue heads, brick dentil eaves, rubbed cambered arches to the ground floor. Sashes in exposed frames. Modern doorways’

Proposal

Listed building consent for additional steels between existing timbers to support existing roof.

Replacing existing plasterboard ceilings with new plaster board.

Legislative and Policy Context:

When assessing the proposal, the following legislation and policy context is taken in consideration. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

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.

The need for the decision taker to attach considerable or special weight to the desirability of preserving the setting of listed buildings has been reinforced through two recent high court decisions of: *Barnwell Manor Wind Energy Limited vs. East Northamptonshire District Council et al* (2014); and *North Norfolk District Council vs. DCLG and Mack* (2014). The above statute and its subsequent and consistent interpretation in recent high court decision emphasises the need for the policies of the NPPF to be implemented whilst always having regard to the need to give special or greater weight to the preservation of the setting of a listed building.

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.

NPPF

The revised NPPF (December 2023) 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:

195. 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.

200. 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.

201. 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 asset's conservation and any aspect of the proposal.

202. 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.

203. 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.

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

206. 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.

207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- (a) the nature of the heritage asset prevents all reasonable uses of the site; and
- (b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- (c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- (d) the harm or loss is outweighed by the benefit of bringing the site back into use.

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Local Plan

Local planning policy comprises the adopted Havant Borough Local Plan Core Strategy 2011, along with the Allocations Plan 2014. With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that: Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design: Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Assessment

The property has recently been granted planning permission and listed building consent for a general renovation under new ownership including the refurbishment of the windows and an updated, front dormer window. These works have been implemented however, it has transpired that the condition of the roof is very poor with serious structural defects and has potential for collapse. This was a result of some rotting roof timbers which had not been treated and over time have bowed and were not supported when the existing dormer was installed. Given the restricted roof space in terms of head height, the proposed solution is the use of two steel prop sections to support the roof instead and the retention of the existing timbers which are not rotten. There will be a flat plate steel in the attic void which will take the weight and avoid any additional load on historic structural walls. The original tiles are to be refitted once finished. Internally the roof space had already been fitted with C20th plasterboard and insulation so no material change will occur here.

Overall, whilst the steel frames are a modern intervention, the harm will be mitigated by the benefits of the existing roof structure being retained in situ and also the future structural protection of the building. Overall therefore, no harm would result to the designated heritage asset in terms of its historical or architectural significance.

Conclusion

In summary, it is considered that the proposals would not be harmful to the significance of the designated heritage asset or the conservation area, meeting the tests set out in Sections 66 and 72 of the T&CPA 1990 (Listed Buildings and Conservation Areas).

NO OBJECTION

Councillor Grainne Rason

No comment received

Councillor Lulu Bowerman

No comment received

Councillor R Kennett

No comment received

Historic England

Thank you for your letter of 15 December 2023 regarding the above application for listed building consent.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 18

Number of site notices: 1

Statutory advertisement: Yes

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(i) Impact upon listed building and Conservation Area

7.2 The property has recently been granted planning permission and listed building consent for a general renovation under new ownership including the refurbishment of the windows and an updated, front dormer window. These works have been implemented however, it has transpired that the condition of the roof is very poor with serious structural defects and has potential for collapse. This was a result of some rotting roof timbers which had not been treated and over time have bowed and were not supported when the existing dormer was installed. Given the restricted roof space in terms of head height, the proposed solution is the use of two steel prop sections to support the roof instead and the retention of the existing timbers which are not rotten. There will be a flat plate steel in the attic void which will take the weight and avoid any additional load on historic structural walls. The original tiles are to be refitted once finished. Internally the roof space had already been fitted with C20th plasterboard and insulation so no material change will occur here. There would be no harm to the character and appearance of the Conservation Area.

7.3 Overall, whilst the steel frames are a modern intervention, the harm will be mitigated by the benefits of the existing roof structure being retained in situ and also the future structural protection of the building. Overall therefore, no harm would result to the designated heritage asset in terms of its historical or architectural significance.

8 **Conclusion**

- 8.1 In summary, it is considered that the proposals would not be harmful to the significance of the designated heritage asset or the conservation area, meeting the tests set out in Sections 66 and 72 of the T&CPA 1990 (Listed Buildings and Conservation Areas).

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/23/00989 subject to the following conditions

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.