

Havant Borough Council
Heritage Consultation Response

Date – 4/9/2024

Officer – Rachael McMurray, Principal Heritage Officer

Application – APP/24/00490

Site Address – 1 Dolphin Quay, Queen Street, Emsworth

Description of Proposal - Replace existing flat asphalt roof to original house with a new zinc pitched roof. Addition of STO external insulation with brick slips over to existing brick walls. Relocation of front door and reduction in height of redundant lift shaft. Enclosure of existing carport with a sectional door to create a garage. Removal of existing timber cladding and replacement with added insulation behind.

Site / Location

The application site is situated in Emsworth, at No. 1 Dolphin Quay, Queen Street. No. 1 comprises a 3-storey, flat roof, detached property of contemporary design, featuring a mixture of bricks, tile hanging and horizontal, stained timber boarding.

The property is situated behind Dolphin House,(29 Queen Street) and no's 21-27 Queen Street, all of which are Grade II listed building and opposite the new residential development of the former Dolphin Quay boatyard. There is a extension to the north elevation which infilled the gap with the rear garage / annexe of No. 27 Queen Street. This has a curved, zinc roof, with side facing dormer windows. There is also a replacement sun room located on the south side elevation, which was approved in 2009 and replaced an earlier conservatory.

The site is located within the Emsworth Conservation Area which was first designated in 1970 and last reviewed in 2010. As a designated hertiage asset, the CA has significance as an area of special architectural and historic interest, where the character and appearance is considered worthy of preservation or enhancement. It has a unique waterside setting, with several, important listed buildings. It is also an area containing important ecological habitats and is within the protected landscape of Chichester Harbour.

Legislation

When assessing the proposal, the following legislation and policy context is taken in consideration.

The Planning (Listed Building and Conservation Areas) Act 1990

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which **affects a listed building or its setting**, the local planning authority or, as the case may be, the Secretary of State, shall 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.

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.

National Planning Policy Framework (revised November 2023)

Chapter 16 of the NPPF relates to **the Historic Environment** including paragraphs 195 – 214. The building subject to this application is not listed but is deemed to be a non-designated heritage asset (as set out in the introduction) and therefore the following paragraphs are most relevant to the determination of this application:

Para 205 states that:

‘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’.

Para 207 states that:

*‘where a development will result in **substantial harm to, or total loss of**, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development*

Para 208 states that:

*‘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’.*

Havant Borough Local Plan (Core Strategy 2011 and Allocations Plan 2014)

Policy CS11 – Protecting and Enhancing the Special Environment and Heritage of the Havant Borough

Policy CS11 (4) states that planning permission will be granted for development which:

‘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 CS16 – High Quality Design

Policy CP16 (1a) of the Core Strategy states that:

‘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:

- a) *Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.*
- b) *Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
- c) *Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*
- d) *Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and*
- e) *The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.*

Policy DM20 (Allocations Plan) - Historic Assets

Policy DM20 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.*

Emsworth Neighbourhood Plan

The Emsworth Neighbourhood Plan has now been adopted and has relevant policies which are applicable to this application:

Policy H1 – Design and Heritage

Policy H2 – Locally Listed Buildings

Assessment

The proposal comprises the following elements:

- Replace existing flat asphalt roof to original house with new zinc pitched roof
- Addition of STO external insulation brick slips over existing brick walls
- Relocation of front door
- Reduction in height of redundant lift shaft
- Enclosure of existing car port with a sectional door to create a garage
- Removal of existing timber cladding and replacement with an added insulation behind
- Addition of solar panels on the new zinc, pitched roofs.

It is stated that the main objective of the proposals is to increase the thermal efficiency of the building. The majority of the alterations are minor in scale (brick slips, relocation of front door, enclosure of car port with a garage door and the replacement of matching horizontal cladding) and of an appropriate design, will not result in any harm to the Emsworth Conservation Area.

Given the height of the existing building, the elements of the proposal which have more visual impact are the proposed alterations to the roof, including the addition of solar panels and the reduction of the lift shaft.

The proposed increase in height to the building is fairly modest and the pitches would not be overly steep, nor visually compete with Dolphin House, which is also a 3-storey, pitched roof building. The flat roof tank room would be removed and the flank wall of the redundant lift shaft would be amended to brick slips and brought to life with the insertion of new front entrance.

In general, the appearance of the dwelling would be improved and more legible with the relocated front entrance. Solar panels would be inserted on the south facing roof slope, so less visible from Queen Street.

Overall, due to its careful design and appropriate choice of materials, the proposal would not result in harm to the Emsworth Conservation Area, nor the setting of the closest listed building, Dolphin House. It is considered to meet the test set out in Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and the relevant sections of the NPPF and the adopted Local Plan.

Conclusion

NO OBJECTION subject to the following condition:

1. Details and / or samples of all new external materials to be provided and agreed prior to use and used in situ thereafter.

Reason – in the interests of the preserving and enhancing the special character of the Emsworth Conservation Area and having due regard to policies CS11(4) and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2023.