
Site Address:	51 High Street, Emsworth, PO10 7AN		
Proposal:	Listed Building Consent for garage conversion to office		
Application Type:	Listed Building Consent		
Application No:	APP/23/00404	Expiry Date:	30/06/2023
Applicant:	Mr Wisniewski		
	Andrew & Andrew Solicitors		
Agent:	Mr Davies	Case Officer:	Joseph Toole
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The property is a grade II Listed Building located on the corner of High Street and Tower Street, within the Emsworth Conservation Area.

The listing states:

House above shop. Late C18. Rendered walling, and slate roofing. 3 storeys, 1 window. Sashes. Modern shopfront. Included for group value.

Having previously been a residential property and then a shop, it's current use is office accommodation on all floors. The side elevation extends along Tower Street and features a first-floor lean to extension, which leads out to an external roof terrace. This terrace has an external staircase which leads to an external ground floor area. This ground floor space is enclosed by a garage door which fronts onto Tower Street and is currently used as a parking space. The building has a render finish, painted white with timber framed, sash windows on the front and side elevations.

2 Planning History

98/56461/005 - 1 non-illuminated swinging sign, 2 non-illuminated fascia signs and 1 window transfer, PERM,09/06/1998

98/56461/006 - Change of use of ground floor from Class B1 (office use) to Class A2 (financial and professional services), PERM,09/06/1998

98/56461/007 - Listed Building application for 1 non-illuminated swinging sign, 2 non-illuminated fascia signs, 1 window transfer and retention of painted ground floor exterior, all to front elevation, PERM,09/06/1998

97/56461/004 - Renewal of temporary permission no. 94/56461/3 to continue use of premises as offices (B1), PERM,17/04/1997

94/56461/003 - Continued use of Ground Floor as Offices (B1), TPP,17/02/1994

91/56461/000 - C/U of grd floor from retail (A1) to office (B1), new shop front, alterations to Tower St elevation, and alterations to rear incl.1st floor pergola/ terrace & grd floor extensio, PERM,20/02/1992

91/56461/001 - New shop front, alterations to Tower St elevation, relocatio of fire escape stair, replace 1st floor conservatory with pergola/terrace, ground floor rear extn, & internal alts., PERM,

06/56461/008 - Minor alterations and Change of Use from A2 (Estate Agent) to a single domestic unit., REF,18/07/2006

06/56461/009 - Listed Building Consent for internal and external works to building.,
PERM,18/07/2006
APP/18/00347 - Change of use from A3 retail to A2., WD,13/04/2018
APP/18/00348 - Listed Building Consent for internal alterations., PERM,29/05/2018
APP/20/01125 - Listed Building Consent for internal and external alterations and
refurbishment., PERM,17/03/2021
APP/23/00036 - First floor extension onto existing outside terrace., WD,10/03/2023
APP/23/00037 - Listed building consent for first floor extension onto existing outside
terrace., PERM,10/03/2023
APP/23/00319 - Conversion of existing open garage space to office.,
PERM,21/06/2023

3 Proposal

Listed Building Consent for garage conversion and proposed first floor extension.

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

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

In summary, it is considered that the proposal would not be harmful to the significance of the designated heritage assets (the listed building and the Emsworth CA) and would preserve and enhance the special qualities of 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 subject to the following conditions:

Full details of all new doors / windows to be submitted including, materials and finish

Councillor Grainne Rason

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Historic England

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.

Chichester Harbour Conservancy

NO OBJECTION WITH CONDITIONS

1. Full details of all new doors / windows to be submitted including, materials and finish.

Conditions are to be read in conjunction with the overall recommendation and should not be separated

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: 14

Number of site notices: Not applicable.

Statutory advertisement: 07/07/2023

Number of representations received: 3

Comment	Officer Comment
The street entrance and window is not inkeeping with the streets appearance	Please see Section 7.
A large flat shop front is not suitable	
Recommend a sash style window to match those present in the property and the surrounding properties in the street	

Urge someone from planning to do a site visit before making a decision	A site visit was undertaken by the Planning Officer
Do not need another door	Please see Section 7.
Out of character with the area	
Overlook the courtyard of 1 Tower Street	

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) Principle of development
- (ii) Impact upon the listed building and character of the area

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the listed building and character of the area

7.3 The Council's Conservation Officer and the Chichester Harbour Conservancy commented on the application stating the works have a negligible impact on the designated heritage assets (the main house). Therefore, whilst the changes would alter the appearance of the building they would preserve the special architectural or historic interest of the designated heritage assets.

7.4 Consequently, it is considered that the proposal would preserve the special architectural or historic interest of the designated heritage assets impact on listed building and the character of the area meeting the requirements of Policies CS11, CS16 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations) and the statutory duty set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8 **Conclusion**

8.1 The proposal is considered to be appropriate and is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/23/00404 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.

- 2 Prior to the commencement of the proposed works hereby approved full details of all new doors / windows including, materials and finish shall be submitted approved unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.