Site Address: 27 Queen Street, Emsworth, PO10 7BJ
Proposal: Remodelling space to rear of kitchen to open wall out for a garden view, change position of garden wall between nos. 25 & 27 Queen Street and internal layout changes to rear of kitchen & attic floor.

Application Type:	Full Planning Permission		
Application No:	APP/23/00296	Expiry Date:	14/06/2023
Applicant:	Mr Stewart		
Agent:	Mr Helyer Helyer Davies Architects Ltd	Case Officer:	Denise Sheath
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located in Queen Street within the Emsworth Conservation Area and the Chichester Area of Outstanding Natural Beauty. 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. The windows are sash style with timber
frames. The property has been extensively extended at the rear and includes a two-storey garage construction at the very rear of the site, which fronts onto Dolphin Quay. The rear roof elevation
includes a balcony. 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'

2 Planning History

94/53579/005 - Reconstruction of former garage site, with new garage and study bedroom over. (Revision to Planning Permission 91/53579/2). PERM - 19/01/1995
94/53579/006 - To reconstruct former garage site with new garage and stud bedroom over. (Revision to LBC No 91/53579/3/LB). PERM 19/01/1995
91/53579/002 - Demolish existing garage and replace with new garage and study/bedroom over and ground floor alterations/extensions to adjoining property. PERM 06/08/1992
05/53579/007 - Listed Building Consent for new ground floor to front, new stairs to cellar and first floor. Re-site first floor wall at stair landing. PERM - 10/11/2005
91/53579/003 - Demolish existing garage and replace with new garage and study/bedroom over, and alterations and an extension to the adjoining ground floor flat. PERM - 20/02/1992
05/53579/008 - New front door and surround, steps and railings. PERM - 09/11/2005
05/53579/009 - Application for Listed Building Consent for new front door and surround, steps and railings. PERM - 09/11/2005

06/53579/010 - Listed Building Consent for replacement pitched roof to existing flat roof dormer. PERM - 22/12/2006
06/53579/011 - Replacement pitched roof to existing flat roof, dormer window. PERM - 22/12/2006
06/53579/012 - Construction of new front steps and railings. PERM - 26/02/2007
06/53579/013 - Listed Building Consent for replacement of two windows in rear elevation, renew window frame to front dormer window, renew roof to single storey extension, new front steps, railings. PERM - 27/02/2007
07/53579/014 - Renewal of flat roof to rear extension. PERM - 18/07/2007
07/53579/015 - Listed Building Consent for renewal of flat roof to rear extension. , PERM,18/07/2007
07/53579/016 - Listed Building Consent for replacement front dormer and alterations., PERM,29/08/2007
07/53579/017 - Retrospective permission for a front dormer window replacement. PERM - 29/08/2007
APP/23/00297 - Listed Building Consent for remodelling space to rear of kitchen to open wall out for a garden view, change position of garden wall between nos. 25 & 27 Queen Street and internal layout changes to rear of kitchen & attic floor. DEL,

3 Proposal

Remodelling space to rear of kitchen to open wall out for a garden view, change position of garden wall between nos. 25 & 27 Queen Street and internal layout changes to rear of kitchen & attic floor.

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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020
ENP_H2 (Buildings of Local Historic Interest)
ENP_H1 (Design & Heritage)
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy
Chichester Harbour Conservancy's Response:

Recommendation – No objection, subject to approval of all external facing and roofing materials and implementation of the work with the approved materials.

The main alteration seems to be to the curtilage of No. 27, which seems to be acquiring part of 25's back garden.
The other works appear to be cosmetic to improve the fabric of the dwelling.
I note the agent has carried out a detailed survey and has usefully provided 3-D modelling to show the effect of the works.
I also see the fenestration to the front dormer window appears to be changing, but seems sympathetic to the character and appearance of this Grade II Listed Building.
Officer reasoned justification
19 previous applications on line, albeit some of those parallel applications given this is a Listed Building, most recent being in 2007 to regularise a replacement dormer window. No negative history/decisions that I could find.
Mid-terraced dwelling (Grade II Listed) within Emsworth Conservation Area with (more modern) return frontage (see 94/53579/005) to Dolphin Quay.

List description given in the agent's supporting statement, outlines the 'significance of this statutory heritage asset, none of which specifically referring to internal features. Apart from views from Dolphin Quay and Queen Street, the rear of the property is largely screened by built form or vegetation/boundary walls when viewed from a public footpath linking Dolphin Quay to King Street.

There would be no adverse impact to the AONB landscape nor the purposes of its designation.

Conservation Officer

Assessment
Following new ownership, the property is currently being renovated, part of which requires planning permission and listed building consent. Internally, there are several minor alterations proposed.
Within the kitchen, these include; removal of an alcove next to the sink, remove of a modern wall leading to the cellar stairs, inclusion of an extraction fan, replacement of modern back door, realignment of part of kitchen wall to angle out into rear garden to create a new externalspace. Within this, a new full-length window will be inserted. These proposed changes are considered to be minor
and will not affect the architectural or historical significance of the property. At first floor, modern studwork partitions are to be removed and replaced with a new cupboard to the first-floor front bedroom. At second floor, the access into the bathroom is to be changed and the modern floor levelled off slightly where the balcony area exists. Overall, these alterations are minor and will not affect the architectural or historical significance of the property.
The external changes will include the creation of a new garden, using some existing land from No. 25 (same ownership). This will include a new fence and gate, details of which can be secured by condition.
Existing windows are due to be refurbished and fitted with storm secondary glazing. This would not be harmful to the architectural or historical significance of the property.

One new window is proposed to be replaced with timber frame, double glazing. This is acceptable in principle given it is already a modern style window. Details can be secure by condition. A new flood barrier is proposed for the elevation which fronts onto Dolphin Quay. This part of the building is a modern extension, and this proposal would not be harmful to the architectural or historical significance of the property.

Conclusion

In summary, it is considered that the proposals would not be harmful to the significance of the designated heritage asset 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:

1. Details and / or samples of new external materials (including garden gate and fencing) be submitted prior to commencement
2. Full scale or 1:5 details of all new windows and doors to be submitted prior to commencement

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: 16

Number of site notices: 1.

Statutory advertisement: 05/05/2023

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) Principle of development
(ii) Impact upon the character and appearance of the Conservation Area, the setting of Listed Buildings and the Chichester Area of Outstanding Natural Beauty.
(iii) Effect on neighbouring properties
(iv) Flood Risk

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Impact upon the character and appearance of the Conservation Area, the setting of Listed Buildings and the Chichester Area of Outstanding Natural Beauty.

7.3 27 Queen Street is a Grade II listed building that falls within the Emsworth Conservation Area where special regard must be given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and to preserving or enhancing the character and appearance of the area under the Planning (Listed Building and Conservation Area) Act 1990. The site also falls within the Chichester Area of Outstanding Natural Beauty, where under the Countryside and Rights of Way Act 2000, LPA must have regard for the purpose of conserving and enhancing the natural beauty of the AONB.

The Conservation Officer was consulted as part of the application and have Raised no objection and have considered that the proposals would not be harmful to the significance of the designated heritage asset and would preserve and enhance the special qualities of the conservation area.

7.3 Internally, there are several minor alterations proposed. Within the kitchen, these include; removal of an alcove next to the sink, remove of a modern wall leading to the cellar stairs, inclusion of an extraction fan, replacement of modern back door, realignment of part of kitchen wall to angle out into rear garden to create a new external space. Within this, a new full-length window will be inserted. These proposed changes are considered to be minor and will not affect the architectural or historical significance of the property. At first floor, modern studwork partitions are to be removed and replaced with a new cupboard to the first-floor front bedroom. At second floor, the access into the bathroom is to be changed and the modern floor levelled off slightly where the balcony area exists. Overall, these alterations are minor and will not affect the architectural or historical significance of the property

7.4 The external changes will include the creation of a new garden, using some existing land from No. 25 (within the same ownership). This will include a new fence and gate, details of which will be confirmed be a pre-commencement condition which has been agreed with by the Agent. Existing windows are due to be refurbished and fitted with storm secondary glazing. This would not be harmful to the architectural or historical significance of the property. One new window is proposed to be replaced with timber frame, double glazing. This is acceptable in principle given it is already a modern style window. A pre-commencement condition for the window details has been agreed by the Agent. A new flood barrier is proposed for the elevation which fronts onto Dolphin Quay. This part of the building is a modern extension, and this proposal would not be harmful to the architectural or historical significance of the property.

7.5 It is therefore considered that the proposal would preserve the building and its setting and the character and appearance of the area, as required by Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and meet the requirements of Policy CS11, CS16 of the HBLP (Core strategy), DM20 (Local Plan Allocations) and H1, H2, D1 and D2 (Emsworth Neighbourhood Plan). If permission is granted, the conditions of the Conservation Officer is recommended.

7.6 As to the impact on the AONB, the proposal is not considered to have any material impact on its landscape.

(iii) Impact upon residential amenity

7.7 It is not considered the proposed internal and external alterations would have a harmful impact upon the neighbouring properties adjoining or opposite the application site in terms of overlooking, loss of outlook or over shadowing. It is therefore considered the proposed alterations would have a minimal and acceptable impact upon these neighbouring properties.

(iv) Flood Risk

7.8 The proposed alterations fall within the definition of 'minor development in relation to flood risk and does not require a consultation or further action.

8 Conclusion

8.1 The changes proposed to no 27 Queen Street are considered to have a limited and acceptable impact on the character and historic integrity of this listed building, the conservation area and the AONB. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policies CS11 and CS16 and policy DM20 of the Local Plan (Allocations) and Sections 66 and 72 of the Town & Country Planning Act 1990 (Listed Buildings and Conservation Areas) and can be considered acceptable for approval.

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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00296 subject to the following conditions

1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 18 April 2023
Design and Access and Heritage Statement - Received 18 April 2023
Existing Location. Block, Floor Plan and Elevations - Drawing No. 23007_27_50 - Received 18 April 2023
Proposed Location. Block, Floor Plan and Elevations - Drawing No. 23007_27_51 - Received 18 April 2023
Schedule of Works - Received 18 April 2023
Flood Risk Assessment - Received 20 April 2023

Reason: To ensure provision of a satisfactory development.

3 No work shall commence until details and / or samples of new external materials (including roof, garden gate and fencing) have been submitted to and approved in writing by the local planning authority and thereafter carried out in full accordance with such approval. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and in order to safeguard the building's special architectural and historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Adopted Allocations Plan 2014, policies H1, H2 & D1 of the Emsworth Neighbourhood Plan and the National Planning Policy Framework 2021.

4 No work shall commence until Full scale or 1:5 details of all new windows and doors have been submitted to and approved in writing by the local planning authority and thereafter carried out in full accordance with such approval. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and in order to safeguard the building's special architectural and historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Adopted Allocations Plan 2014, policies H1, H2 & D1 of the Emsworth Neighbourhood Plan and the National Planning Policy Framework 2021.