
Site Address: 1 South Street, Emsworth, PO10 7EG
Proposal: Listed Building application for 4No. replacement windows in existing rear extension.
Application Type: Listed Building Consent
Application No: APP/22/01188 Expiry Date: 02/02/2023
Applicant: Connells Group
Agent: Mrs Neal Case Officer: Jenni Price
 Carter Jonas
Ward: Emsworth

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

1 South Street, Emsworth, PO10 7EG

- 1.1 The application site consists of a ground floor shop unit located in the centre of Emsworth Town Centre, which is also a designated Conservation Area. The unit is located in a two -storey, Grade II* Listed Building. There are commercial shop units on the ground floor and residential accommodation on the first and second floor. The application site occupies one of the units and is currently under use as an Estate Agents. There is a two storey flat roof extension to the rear of the property which can be seen from the highway and carpark located south of the site.
- 1.2 The application property is a Grade II Listed building which is located within Flood zone 1, the Emsworth Conservation Area and in the District Centre of Emsworth. The site is also in the Chichester Harbour Area of Outstanding Natural Beauty (AONB).

2 Planning History

02/50584/005 - Modifications to external window to south elevation to incorporate air conditioning louvre grill., REF,01/11/2002
02/50584/006 - Listed Building consent for modifications to external window to south elevation to incorporate air conditioning louvre grill., REF,01/11/2002
99/50584/003 - Externally illuminated fascia sign and projecting non-illuminated double sided projecting sign to front elevation, REF,14/05/1999
99/50584/004 - Externally illuminated fascia sign and projecting non-illuminated double sided projecting sign to front elevation, PERM,19/08/1999
03/50584/007 - Installation of two No. louvred grilles for air conditioning plant at ground floor, low level on the rear (north west) elevation., PERM,27/03/2003
03/50584/008 - Listed building application for the fitting of two No. louvred grilles at low level on the ground floor rear (north west) elevation and internal alterations to facilitate the installation of air conditioning plant., PERM,27/03/2003

3 Proposal

- 3.1 Listed Building Application for 4No. replacement windows in the rear extension. The windows in question are located in the side elevation of the two-storey flat roofed extension located to the rear of South Street. The submitted proposed elevation plan and documents confirm that the proposed windows will be replaced with new like for like timber framed and painted white and that all remaining existing windows are to be retained and refurbished as necessary. Other than painting no modification, addition or removal is proposed.

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

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| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS12 | (Chichester Harbour Area of Outstanding Natural Beauty (AONB)) |
| CS16 | (High Quality Design) |

Havant Borough Local Plan (Allocations) July 2014

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| DM20 | (Historic Assets) |
| AL1 | (Presumption in Favour of Sustainable Development) |
| AL2 | (Urban Area Boundaries and Undeveloped Gaps between Settlements) |

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

The existing flat roof extension, including the style of windows could be considered harmful to the existing heritage asset as their design does not reflect that of the historic part of the building. However, the current windows are in disrepair and their replacement would be an improvement to the building.

The proposal to replace these like for like, with white painted timber frames and single glazing, will not result in any further harm to the heritage asset and will improve the visual quality of the south elevation. The proposal would meet the test set out in Section 72 of the T&CPA 1990 in respect of the Emsworth Conservation Area.

Conclusion

NO OBJECTION subject to the following condition:

1. Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the new windows have been submitted to and approved in writing by the local planning authority. The details to comprise:-
 - a) Plans to clearly identify the window in question and its location within the building. These should be cross referenced to an elevation drawing or floor plan for the avoidance of doubt.
 - b) 1:20 elevation and plan; 1:5 section and full-size glazing bar detail. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading) if applicable
 - c) The materials used, method of opening and finishes.

Chichester Harbour Conservancy

Response Recommendation – No objection, subject to implementation with the specified building materials, window frameworks to be painted white (RAL 9010).

Councillor Julie Thain-Smith

No comments received

Councillor Lulu Bowerman

No comments received

Councillor R Kennett

No comments received

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: 8

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 23/12/2022

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 listed building and character and appearance of the conservation 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.

7.3 In this case the application is a listed building and is situated within a Conservation Area, and therefore the proposal must be assessed against the statutory tests set out in the Planning (Listed Buildings and Conservation Areas) Act 1990:

- Section 66 of the Act imposes a general duty on local planning authorities, that:
"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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 Act imposes a further duty on local planning authorities that:
"In the exercise, with respect to any buildings or other land in a conservation area, of any functions, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

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

7.4 This proposal comprises the replacement of 4 windows at the rear of this Grade II listed property, these would be to the rear of the property within the two-storey extended part facing from the southern elevation into the car park area. The windows to be replaced are located on the ground and first floor within this elevation. The plans submitted show that the 4no. existing timber windows will be replaced with new like for like timber framed painted white. The remaining existing windows will be refurbished as necessary, no modification, addition or removal is proposed only painting.

As the application property is a grade II listed building particular consideration needs to be given to the historical importance of the building when assessing the proposed changes. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Planning Authorities to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

- 7.5 The proposed replacement windows will be replaced and refurbished like for like and painted white. Havant's Conservation Officer has been consulted on this application and has noted that the proposal to replace these like for like, with white painted timber frames and single glazing, will not result in any further harm to the heritage asset and will improve the visual quality of the south elevation. Therefore, it is considered that the application would not be harmful to the historical significance of the designated heritage asset and would meet the test set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.6 The application site also is situated within the Emsworth Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In this case the external alterations would not have a substantial or negative impact upon the visual amenity or historic character of the building or the wider Conservation Area. The proposal would therefore conserve the appearance and special quality of the street scene and the Conservation Area, in accordance with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8 Conclusion

- 8.1 The proposed alterations would preserve the special architectural and historical importance of the listed application property and the character and appearance of its Conservation Area setting. The proposal is therefore recommended for Listed Building Consent.

9 RECOMMENDATION:

That the Head of Planning be authorised to GRANT permission for application APP/22/01188 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 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the new windows have been submitted to and approved in writing by the local planning authority.

The details to comprise:-

a) Plans to clearly identify the window in question and its location within the building. These should be cross referenced to an elevation drawing or floor plan for the avoidance of doubt.

b) 1:20 elevation and plan; 1:5 section and full-size glazing bar detail. The details to include the position of the window within the opening (depth of

reveal) and method of fixing the glazing (putty or beading) if applicable

c) The materials used, method of opening and finishes.

Reason: - To ensure provision of a satisfactory development and to ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, the Emsworth Neighbourhood Plan and the National Planning Policy Framework.