
Site Address:	30 King Street, Emsworth, PO10 7AZ		
Proposal:	Listed Building Consent for partial demolition and re-construction of existing brickwork boundary wall to listed dwelling.		
Application Type:	Listed Building Consent		
Application No:	APP/23/00173	Expiry Date:	25/04/2023
Applicant:	Mrs Alexandra Wardle C/O Helyer Davies Architects		
Agent:	Mrs S Hunt	Case Officer:	Denise Sheath
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The application site relates to a detached three storey dwelling located on the north-eastern side of King Street, set in substantial, walled grounds that extend up to the waters edge with Emsworth Channel and the Mill Pond to the east. It is a Grade II Listed Building, located in Emsworth Conservation Area. The Listing details state:

Wharf House: House. Early C19. Brick, with a tile roof. Symmetrical front (west) of 3 storeys, 3 windows. Yellow brick in Flemish bond, parapet with stone coping, brick band with coupled brick dentils, rubbed flat arches. Sashes in reveals, ground floor bows of 3 lights within framework of cornice and moulded architrave. Doric porch with fluted columns and ½ columns (now glazed), moulded door-frame and 6-panelled door, on 3 stone steps. Symmetrical rear elevation of 3 storeys, 3 windows, red brickwork, and sashes.

The immediate area is characterised by other residential development and includes other adjacent Listed Buildings. A public footpath runs along the northern boundary of the site, linking King Street to the waters edge. The site falls within Chichester Harbour AONB and where adjacent the waters edge the site is partly within flood zones 2 and 3.

The house is set back from King Street by about 10m. There is a high curved boundary brick wall to King Street.

2 Planning History

01/50714/005 - Erection of replacement cupola (incorporating clock faces to all four elevations) on existing detached garage/store to rear., PERM,26/03/2001

01/50714/006 - Application for Listed Building Consent for erection of replacement cupola (incorporating clock faces to all four elevations) on existing detached garage/store to rear., PERM,26/03/2001

96/50714/004 - Reduce height of line of Cypresses by 3 metres maximum and reduce height of 1 Eu

calyptus and 1 Poplar by 40% - all within Emsworth Conservation Area, RNO,12/03/1996

05/50714/007 - Notification of intention to crown reduce by 25% a Monterey Cypress Tree within the Emsworth Conservation Area., RNO,07/03/2005

08/50714/008 - Crown reduction of 25% a Macrocarpa, a Horse Chestnut and 2No. Rowan Trees all within the curtilage of 30 King Street within Emsworth Conservation Area., RNO,17/03/2008

89/50714 - Construction of conservatory to south elevation, UNK,11/01/1990

APP/14/00578 - Reduce height by 3.5m and width by 1m 1No. Macrocarpa; Fell 2No. Leylandii; reduce height by 8m and width by 1m 1No. Leylandii, and reduce height of Leylandii hedge by 6m to previous pruning points. All within Emsworth Conservation Area., RNO,08/07/2014

APP/20/00004 - Rowan (marked T1) reduce crown height by 3 metres and spread by 1 metres, to previous pruning points. Horse Chestnut (marked T2) reduce crown height and spread by 3 metres overall, to previous pruning points. Rowan (marked T3) reduce crown height by 2 metres and north section by 2 metres, to previous pruning points. Macrocarpa (marked T4) Reduce crown height and spread by 3 metres overall, to previous pruning points. Rowan (marked T5) Reduce crown height by 3 metres and east sector by 2 metres, leaving crown height of 8 metres and crown spread of 4 metres. All within the Conservation Area of Emsworth.
, RNO,03/03/2020

APP/20/00274 - Alterations to listed dwelling including the relocation of the existing entrance gate from King Street; replacement of the existing conservatory with a single storey extension with new and replacement roof lights; and addition of 400mm high trellis along top of part of the boundary wall. , PERM,09/10/2020

APP/20/00275 - Listed Building Consent for alterations to listed dwelling including the relocation of the existing entrance gate from King Street; replacing the existing conservatory with a single storey extension with new and replacement roof lights; and addition of 400mm high trellis along top of part of the boundary wall. Request to discharge condition 4 (4a, 4b, 4c and 4d) (received 29/04/2022). Request to discharge condition 3 (rcvd 17.01.23)., PERM,09/10/2020

APP/22/00454 - Drawing 19165-05 Ground and first floor plans @1:50 showing location of proposed works. Drawing 19165-06 External window @1:5 showing window detail and materials used in elevation, plan and section. Drawing 19165-07 External doors and skylights @ 1:20 showing details and materials used in elevation, plan and section. Drawing 19165 - 08 External sliding doors @ 1:20 showing details and materials used in both elevation, plan and section., UNK,

APP/23/00043 - Facing Brick - IB Stock Linear Clay, Birtley Olde English Single Ply Roof Membrane - Lead grey Aluminium Parapet & Fascia Capping - RAL 9011 Powder Coated Aluminium Sliding Doors - IQ Glass, RAL 9011, UNK,23/01/2023

APP/23/00172 - Partial demolition and re-construction of existing brickwork boundary wall to listed dwelling., DEL,

3 Proposal

Listed Building Consent for partial demolition and re-construction of existing brickwork boundary wall to listed dwelling.

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_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

NO OBJECTION but defer to the expertise of the Council's Listed Building /
Conservation Officer

Conservation Officer

Following the removal of ivy from the boundary wall, a section of the wall has found to be in poor structural quality, having been piecemeal repaired in a number of areas over the years. This section of wall has been inspected by a structural engineer and concluded to be unsafe. The proposal is therefore to rebuilt this section like to like to the same height and appearance as the existing wall. A sample brick panel has been provided (email from the agent), showing the brick sample to be used for the construction of the new section of wall and the mortar mix has also been provided. These materials are deemed to be suitable for use and will result in a high-quality boundary treatment with a historical appearance which would not be harmful to the designated heritage asset or the context of the Emsworth Conservation Area.

Amended plans were submitted on 16/5/23 to propose that a further section of wall is to be rebuilt as it is severely cracked and causing a potential risk to safety. This section is proposed to be built with the same brick and mortar mix as the other section, which again is deemed to be suitable for the historic context.

Conclusion

In summary, it is considered that the proposal would not be harmful to the significance of the 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

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: 9

Number of site notices: 1

Statutory advertisement: 24/03/2023

Number of representations received: 1

Safety grounds - the planning permission currently applied for should be extended to allow adequate foundations to be installed.

The proposed replacement wall should include another section which is cracked and unsafe.

The whole wall should be replaced as there are cracks along the whole wall

The wall may fall on someone and kill them.

The Cypress tree (probably *Cupressus macrocarpa*) is likely to increasingly threaten the safety of a reconstructed wall and should be removed.

Officers Comments:

Due to the concerns raised a Dangerous Structure application was registered with the building control department whom carried out a site inspection and concluded that the section of wall (between King Street and 17 King Street) was considered structurally sound at the time of the site visit but would in the future require some attention.

Amended plans were submitted to include the demolition and re-construction of this section of the wall as part of the current application.

Concerns regarding the Cypress Tree and any further concerns would be considered a civil matter between the parties involved and would not at present be considered a planning matter.

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) Appropriateness of design and impact on the character of the Listed Building and Emsworth Conservation Area
- (iii) Effect on neighbouring properties

(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) Appropriateness of design and impact on the character of the Listed Building and Emsworth Conservation Area

7.3 The application seeks to partially demolish and reconstruct 2No. sections of the existing boundary wall. The first section of wall to be replaced is a 10.8m section of wall located western elevation which faces onto King Street. This section of wall will retain the 3.5m height and 3.9m height with the addition of trellis on top of the wall.

The second section which is to be replaced is located at the south western corner of the boundary facing onto King Street and adjacent the entrance to No.17 King Street. This section of wall will maintain the 2.6m height and 3m height with

the trellis on top of the wall. The brick and mortar materials to be used in the construction of the replacement sections of the wall would match the existing. It is therefore considered that the

proposal would not be harmful to the significance of the 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) as well as meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

7.4 The proposed wall replacement would be like for like and would therefore not create any additional impact upon the neighbouring properties opposite or adjacent the application site. It is therefore considered that the proposed impact upon these neighbouring properties would be minimal and acceptable.

7.5 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the Listed Building and Conservation area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/23/00173 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 03 March 2023

Design, Access and Heritage Statement - Received 03 March 2023

Brick Sample Panel and Details of Brick Type and Mortar - Received 22 May 2023

Location Plan, Block Plan and Floor Plan - Drawing No. 01A - Received 23

May 2023

Existing Elevations - Drawing No.02A - Received 23 May 2023

Proposed Floor Plans, Elevations and Section - Drawing No. 03A - Received 23 May 2023

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.