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Site Address: 51 High Street, Emsworth, PO10 7AN  
Proposal: Listed building consent for first floor extension onto existing outside terrace.  
Application Type: Listed Building Consent  
Application No: APP/23/00037 Expiry Date: 10/03/2023  
Applicant: Helyer Davies Architects Ltd  
Agent: Mr T Davies Case Officer: Arleta Miszewska  
Helyer Davies Architects Ltd  
Ward: Emsworth

Recommendation: **GRANT LISTED BUILDING CONSENT**

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## **1 Site Description**

51 High Street, Emsworth, PO10 7AN

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 extension, PERM,20/02/1992

91/56461/001 - New shop front, alterations to Tower St elevation, relocation 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

GEN/22/00929 - Listed building advice for alterations., ,10/11/2022 14:23:25

APP/23/00036 - First floor extension onto existing outside terrace., Current Application recommended for Refusal

### **3 Proposal**

This proposal will replace the existing first floor, lean to structure with a new flat roof extension which will also extend over the existing roof terrace, to create more internal space at first floor level. It will include one, new first floor, sash window. The existing detailing on the ground floor element will be continued up the extension and the extension will feature a matching painted render finish.

### **4 Policy Considerations**

National Planning Policy Framework  
Havant Borough Council Borough Design Guide SPD December 2011  
Havant Borough Council Parking SPD July 2016  
Emsworth Conservation Area Character Appraisal (March 2010)

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  
H1 Design & Heritage  
H2 Heritage Appraisals

Listed Building Grade: Grade 2  
Conservation Area: Emsworth

## 5 **Statutory and Non Statutory Consultations**

### **Chichester Harbour Conservancy**

No objection, subject to conditions securing samples of external materials, details of second floor window, elevation facing Tower Street to be redecorated to match existing.

### **Conservation Officer, Development Control**

No objection. Proposal 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).

### **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: 9

Number of site notices: 1

Statutory advertisement: 10/02/2023

Number of representations received: 1

| <b>Comment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Officer Comment</b>                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| This would very seriously affect this cottage. It will be overbearing and dramatically reduce the light to this property. Looking out of our windows we would no longer see any sky! Furthermore, [redacted text] from this building, the proposed new first floor window will look into all the principle rooms of this cottage, including the two first floor bedrooms. You are welcome to visit this house and see from inside just how severely the proposed extension would harm this property; particularly as all the main room windows face the Tower Street. A morning visit would be preferable, as you will then see how there would be | This application is for a listed building consent. Concerns over impact on residential amenity fall beyond the material consideration of this type of application.<br><br>Instead, concerns of this nature are relevant to the assessment of an application for planning permission, and in this case, these concerns have been taken into account when considering planning application APP/23/00037. |

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| no sunlight at all entering the house in the morning. |  |
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## 7 Planning Considerations

- 7.1 The application proposes the loss of the existing lean-to extension at first floor level. This is not thought to form part of the original late C18 building, not being evident on historic maps from this time. Its loss therefore would not be harmful to the significance of the main building.

The design of the proposed replacement, which would also enclose the external roof terrace, would feature flat roof design to match the existing single storey section. The architectural detailing would be replicated on this elevation.

Being located on a corner site, the proposed extension would be highly visible from Tower Street and within the context of the wider conservation area. However, the roof height would be lower than the ridge of the existing extension and much lower than the ridge of the main building. Therefore, the extension would appear subservient to the historic section and would not detract from the architectural significance of the main historic building. The matching window design also assists with achieving an overall, more cohesive side elevation.

## 8 Conclusion

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Planning Authorities, in considering whether to grant listed building consent to 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.

In this case, it is considered that the proposal would not be harmful to the building or its setting or any features of special architectural or historic interest it possesses, meeting the test sets out in Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/23/00037 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 and doors have been submitted to and approved in writing by the local planning authority. The details shall include method of opening, full scale glazing bar details, materials and finishes.  
The works shall be carried out in full accordance with such approval and be retained thereafter.

**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 and H2 of the Emsworth Neighbourhood Plan and the National Planning Policy Framework 2021.

- 3 No work shall commence until samples and/or full specification of all external materials (including external finishes/colours) have been submitted to and approved in writing by the local planning authority.

The works shall be carried out in full accordance with such approval and be retained thereafter.

**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 and H2 of the Emsworth Neighbourhood Plan and the National Planning Policy Framework 2021.