
Site Address: 41 Havant Road, Emsworth, PO10 7JD
Proposal: Listed building consent for conversion of outdoor storage area into home office. Internal alterations to first floor.
Application Type: Listed Building Consent
Application No: APP/23/00505 Expiry Date: 03/08/2023
Applicant: Ms Beardsley
Agent: Mr Prior Case Officer: Bethany Crowther
Forty Four Design Ltd
Ward: Emsworth

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 The application site is located on Havant Road in Emsworth and comprises a large, semi-detached, two-storey property. The property, along with the attached neighbour was built in 1805 and has been Grade II listed by Historic England with the following listing description:

'Pair of houses, arranged symmetrically. 1805. Rendered front, stone with brick dressings and brickwork (painted); hipped slate roof. 2-storeyed, with a single-storeyed coupled porch joining the pair. Each unit has a symmetrical front (south) of 2 windows, rendered walling with plain eaves fascias and spaced coupled carved brackets to the wide eaves, stone cills, plain openings with frames for shutters. Sashes in reveals, with narrow side panes all round. The porchway has a Greek Doric Order, of a central column and 2 ½-columns, the interior walling being rusticated, and doorways having reeded architraves, enclosing a decorative fanlight and 4 panelled (2 topglazed) doors. The outer sides have single-storeyed wings of 1 window, and to the rear 2-storeyed wings, each with later but different additions. The rear elevations have a window below 2 roof hips, with stone walls and brick dressings. The interior (of No. 39) is virtually unaltered with architraves to doorways, a fine staircase with wreathed mahogany rail, fireplaces, and stone paving to the service quarter. At the rear there are narrow service structures, of stone, flint, brick and slate, with a 2-storeyed stable block (now a garage) to No. 39.'

- 1.2 To the rear of No. 41 there is a detached outbuilding, now converted into residential accommodation. There is also a single storey store which is partly open on the garden facing side. This is constructed of painted brick with a timber roof frame and slate tiles

2 Planning History

08/69265/002 - Listed Building Consent for removal of internal wall and partition and insertion of new steel beam. Block up doorway to south elevation., PERM,28/05/2008

08/69265/003 - Erect post and rail fence 1.8m high & 2No. piers height 2.6m (rendered blockwork) to front boundary., PERM,05/06/2008

APP/12/00895 - Erection of timber workshop., PERM,29/11/2012

APP/12/00943 - Change of use of stable block from existing residential use to holiday accommodation; including works to roofing, fenestration and general repairs, new patio area and internal alterations., PERM,05/11/2012

APP/12/00944 - Listed Building Consent for works to roofing, fenestration, new patio, general repairs and internal alterations to stable block. , PERM,05/11/2012

APP/13/00396 - Discharge of Condition No. 2 of Planning Permission APP/12/00944., WD,06/06/2013

APP/13/00465 - Installation of gates to driveway., PERM,12/07/2013

APP/13/00466 - Listed Building Consent for installation of gates., PERM,12/07/2013

APP/13/00578 - Change of use of stable block from existing residential use to holiday accommodation, including works to roofing, fenestration and general repairs, new patio area and internal alterations. (Revisions to earlier planning application APP/12/00943.), PERM,30/07/2013

APP/13/00648 - Listed Building Consent for works to roofing, fenestration, new patio, general repairs and internal alterations to stable block. (Revised Application.), PERM,30/07/2013

APP/19/00061 - Installation of wooden 5 bar gate., PERM,25/03/2019

APP/19/00062 - Listed Building Consent for installation of wooden 5 bar gate., PERM,25/03/2019

APP/23/00493 - Internal alterations to first floor. Minor alterations to external storage area., **Current Application**

3 Proposal

3.1 Listed building consent for conversion of outdoor storage area into home office. Internal alterations to first floor.

3.2 The proposal includes two elements:

The first involves the first floor of the main house, where it is proposed to block up 2 x doorways, remove one door but leave the opening, and create 2no. new doors. The second element is the conversion of the external store area into an enclosed office space with a new door in place of the existing single door and new double doors within the newly created wall. This space would be insulated for internal use.

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_H1 (Design & Heritage)
ENP_D1 (General Design Policy)

Listed Building Grade: Grade 2
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

1. Proposed works to the first floor of the main house

The listed building application includes proposed works to reconfigure the first floor of the main listed building, including the blocking up of 2 x doorways, removal of one door but retaining an opening and the creation of 2no. new doors.

An additional plan has been provided which clearly show these proposed works. The removal of one door and the creation of two new openings, will result in some loss of historic fabric however, the existing layout of rooms will remain in terms of the retention of the main structural walls. Where a door is to be removed, the door lining and architrave is to remain in place. Where the new doorways are being created, the agent has confirmed that the doors to be removed or blocked up, will be reused in the new openings, therefore retaining elements of the historic fabric.

Given that the loss of historic material is minimal and that the existing doors will be reused, and existing door furniture retained, overall the proposal would result in negligible harm to the heritage asset, which would still retain its architectural significance in terms of structural room layout.

2. Proposed works to the single storey store:

The store is currently used for outdoor storage and the enclosed part is used as a boiler / storage room. The enclosed part seems to be constructed from a mixture of modern brick work with a flint wall on one side which has been painted cream and infilled with cement repairs on the internal side. The roof structure is timber and covered with slate tiles. There is a chimney breast on the elevation which attaches to the main house. The proposal is to remove the dividing wall between the enclosed section and external section of the store and create one large office space. The existing boiler and chimney breast will be retained and enclosed by a new stud wall.

A new insulated stud wall will be built to enclose the external area and double doors added here for access. The existing single door will be replaced. The dividing wall may have historic character on one side however, the interior side appears to be constructed from modern brick work with unsympathetic cement repairs. The external may have once been flint however, this has been covered with layers of cream paint so the character has been lost. Overall, the loss of the wall would not result in harm to the significance of the heritage asset. The proposed elevations show modern style doors which are not suitable for the character of the house. However, details relating to the style of door can be determined at a later date via a planning condition. It is proposed that the existing floor is replaced. On the open storage side, this existing floor is paving slabs so not an issue for this to be replaced. However, on the enclosed side, the floor appears to be more historic with brick cobbles, which is characteristic of floors to ancillary areas of large houses. If possible, this floor should be retained underneath a new floor covering, rather than excavated. Overall, there is no objection to this proposed conversion subject to further details on materials and new doors.

Conclusion

In summary, it is considered that the proposals would not be harmful to the significance of the designated heritage asset, meeting the test set out in Section 66 of the T&CPA 1990 (Listed Buildings and Conservation Areas).

NO OBJECTION subject to the following conditions:

1. Details and / or samples of any new external materials to be submitted prior to commencement
2. Full scale or 1:5 details of all new doors to be submitted prior to commencement
3. The relocation of the existing doors on the first floor as shown on Drwg No 196/06, shall utilise the existing door furniture from the two doors to be blocked up including; door, frame, liner and architraves on the new openings.

Councillor Grainne Rason

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

No comments received.

Developer Services, Southern Water

Thank you for your letter dated 06/07/2023.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service:

developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

[gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h](https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h)

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Historic England

Thank you for your letter of 6 July 2023 regarding the above application for listed building consent.

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.

National Amenity Societies - Historic Environment Advice

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: 15

Number of site notices: 1.

Statutory advertisement: 14/07/2023

Number of representations received: 1

Comment	Officer Comment
As this application appears to only affect the internal layout and use of the house, I do not have any concerns about its effect on us. But if changes were made to the external layout then I would be concerned.	The proposal addresses changes to the internal layout and the conversion of outdoor storage area. The effect upon neighbouring properties is considered in the report for APP/23/00493.

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 raised no objection to the proposal subject to 3 conditions which have been recommended to this Listed Building Consent. The development is considered to preserve the Listed Building as required by S66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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**

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/23/00505 subject to the following conditions

- 1 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development / works hereby permitted shall not commence unless and until samples of any new external materials / finishes have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the character and appearance of the Listed Building is preserved and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The development / works hereby permitted shall not commence unless and until full scale or 1:5 scale details of all new doors have been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved door designs, materials and finishes shall be used in carrying out the development.

Reason: To ensure the character and appearance of the Listed Building is preserved and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The relocation of the existing doors on the first floor as shown on 'Drawing No. 196/06' , shall utilise the existing door furniture from the two doors to be blocked up including; door, frame, liner and architraves on the new openings.

Reason: To ensure the character and appearance of the Listed Building is preserved and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.