
Site Address:	2A Tower Street, Emsworth, PO10 7BH		
Proposal:	Listed Building Consent for internal and external alterations and refurbishment.		
Application No:	APP/20/01125	Expiry Date:	02/02/2021
Applicant:	Mr Wisniewski Andrew & Andrew Solicitors LTD		
Agent:	Mr Helyer Davies Architects Helyer Davies Architects Ltd	Case Officer:	Lesley Wells
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1. **Site Description**

2A Tower Street, Emsworth, PO10 7BH2A is a grade 2 listed building on the corner of Tower Street and High Street, which falls within the Emsworth Conservation Area. The property at ground floor is a solicitor's office, with planning permission / consent, to convert the flat at first floor to an associated office. To the rear, within the planning unit, there are 2 parking spaces.

The surrounding buildings are a mixture of residential and commercial. They vary in their appearance, and vernacular design and materials, consisting of a combination of Flint, brickwork, painted render, hanging tiles, clay tiled and slate roofs.

The List Description reads as follows:

House above shop. Late C18. Rendered walling, and slate roofing. 3 storeys, 1 window. Sashes. Modern shopfront. Included for group value.'

2 **Planning History**

APP/20/00483 - Change of use from residential dwelling C3 (first and second floors) to business use A2 (first and second floors) and installation of clock on the north elevation at first floor (4.9.20). Request to discharge condition 3 (1.10.20)., PERM,04/09/2020

APP/20/00484 - Listed building consent for change of use from residential dwelling C3 (first and second floors) to business use A2 (first and second floors); internal alterations to the layout, 2no. replacement windows and installation of clock on the north elevation at first floor
., PERM,04/09/2020

3 **Proposal**

Listed Building Consent for internal and external alterations and refurbishment. The alterations and refurbishment are detailed in the Heritage Statement, emails dated 5/1/21, 18/2/21 and 12/3/21 and submitted plans, which covers 2A Tower Street and the associated garage to the rear, using materials in keeping with the character and appearance of the listed building. The alterations etc., are also set out in detail in Conservation's response below.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
CS4	()
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL3	(Town, District and Local Centres)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_W1	(Employment Premises & Design Quality)
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Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy - No Objection

Having reviewed the submitted particulars and making a virtual site visit via Google Earth and archive photography held by The Conservancy, I make the following observations regarding the external alterations and their impact on the AONB.

APP/20/01125 – 2A Tower Street Emsworth PO10 7BH

LBC for internal and external alterations and refurbishment

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection.

Officer reasoned justification

The Conservancy is supportive of the renovative works proposed, particularly replacement garage door and new sash window frameworks, which will renew important parts of the building fabric in the historic core of Emsworth and enhancing the AONB urban landscape in compliance with Policies CS11 and CS12 as well as H1-H3 of the submission version of the Neighbourhood Plan.

Conservation Officer

The building is located on the corner of High Street and Tower Street. It is located within the Emsworth Conservation Area and is a Grade II listed building. The ground floor is currently an office and is accessed from the front entrance on the High Street. The two upper floors form a maisonette and are accessed from a door on Tower Street.

The property has changed use over time and within the past 20yrs has been converted back to a house and then back again to part commercial / residential. Permission and listed building consent has recently been granted to convert the first and second floors back into office use.

Proposal

The various internal and external proposals are set out below (as stated in the Design, Access and Heritage Statement by Helyer Davies Architects submitted with the application). The response is provided under each separate point.

Internal Works

The existing kitchen area is to be refurbished, including the re-plastering of internal walls to provide a smooth internal finish.

Officer response - No objection

- Following the removal of the internal walls on first and second floor (*as previously approved under application APP/20/00484*) additional supporting structure will be required. Following assessment by a structural engineer, a steel goal post structure will be incorporated on both first and second floor to provide the necessary support (*see drawing 20061-100 & 20061-101*). The steel is to be cased in plasterboard.

Officer response - No objection

- The existing staircases are to be retained and refurbished, this includes the incorporation of new oak handrails on both staircases and a replacement oak balustrade at second floor. These are required to ensure the safety of employees and will also help to maintain a coherent aesthetic throughout the building. The existing balustrade at second floor is poor condition and the business owner has raised safety concerns.

Officer response - No objection

A new stable door will be installed at the top of the ground floor stairs as a safety precaution to prevent accidental falling.

Officer response – No objection

- Oak architraves and skirting are to be installed throughout the first and second floors in line with those previously incorporated on the ground floor, following its

refurbishment. This will provide a high quality and consistent finish throughout the building. All proposed internal doors will also be in oak.

Officer response – no objection

- The existing walls are in poor condition and it is proposed that the walls are stripped of the existing wallpaper and boarded out with plasterboard and given a skim coat finish. This will provide a high-quality internal finish whilst protecting the historic fabric of the building.

Officer response – no objection

- The historic floor joists are to be retained and additional timbers are to be installed alongside the historic joists to provide additional support where required. Existing historic floorboards are to be retained. New flooring will be installed over the historic floorboards. Additional timber will be incorporated below the new flooring where required to provide a level floor finish on both the first and second floors.

Officer response – no objection so long as all historic floorboards are retained as stated above.

- The existing ceilings are in poor condition, they are to be removed and replaced. The existing ceilings have suffered damage from leaks, from the roof and chimney, and our client has raised concerns over the safety of the existing ceilings for their employees. During the renovation of the ground floor offices the existing ceilings were removed and replaced on approval of the conservation officer. It is the intention that this is done on the first and second floor, to provide high quality and safe ceilings throughout the building. Coving will also be installed on the first and second floor.

Officer response – Concern was raised about the removal of the historic lath and plaster on the first and second floors. The agent has confirmed in an email dated 12/3/2021 that the applicant will now be keeping the lath and plaster and incorporate fresh plasterboard below this.

Please see email dated 12/3/2021 from agent Neeltje White.

- In addition to the two windows (WF.03 & W5.03) which are to be replaced (*approved under application APP/20/00484*), following an inspection, all other windows are also to be replaced, including the sash windows on the ground floor. The windows are to be replaced with hardwood timber, single glazed sash windows in the same style as the existing windows, with a white painted finish. It has been assessed that the existing windows are in such poor condition that they will need to be replaced rather than refurbished.

Officer response – no objection subject to windows being fitted to the specification of the window details provided in the email dated 5/1/21.

- Existing kitchen window WF.04 (currently top hung UPVC casement window) is to be replaced with a white painted, hardwood sash style window to be more in keeping with the Listed Building. This window will be double glazed.

Officer response – no objection subject to windows being fitted to the specification of the window details provided in the email dated 5/1/21.

- On the second floor, in addition to the existing partition wall (previously approved under application APP/20/00484), the existing internal landing walls are to be removed. This will provide an open plan office space at second floor. Following the change of

use from residential to office space, the second floor needs to be open plan to the stairs in order to meet building regulations in relation to Part B (Fire safety).

Officer response – no objection

- Alarm and smoke detectors are to be installed throughout, and the electrics replaced.

Officer response – no objection

External works

- The chimney is to be inspected and re-pointed as required. (As the chimney is currently leaking, this repair work will be undertaken as soon as possible to prevent further damage to the interior of the building).

Officer response – no objection

- The existing lead on the roof is to be inspected and repaired as required. (As the roof is currently leaking, this repair work will be undertaken as soon as possible to prevent further damage to the interior of the building).

Officer response – no objection

- On the first-floor terrace, the existing paving and gravel is to be removed from the flat roof. Any damage to the flat roof membrane is to be repaired and a new light weight timber decking is to be installed over timber joists.

Officer response – no objection

- A new garage door is to be installed into the existing opening between the external courtyard and Tower Street. The modern garage door previously in place was recently removed as it was in poor condition and had become a health and safety hazard to members of the public.

Officer response – garage door elevation provided on 9/2/21 – DN: 20006-03. This will be a metal style roller shutter door.

No objection

- The existing timber door leading from the external courtyard (DG.10) is to be replaced with a mahogany door and fixed shut.

Officer response – no objection

Legislative and Policy Context

When assessing the proposal, the following legislation and policy context is taken in consideration.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, 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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the

desirability of preserving or enhancing the character and appearance of that area.

The revised National Planning Policy Framework (NPPF) was published in February 2019 and sets down the policies that the Council must take into account when determining planning applications. The 'Historic Environment Good Practice Advice in Planning Note 2', states at paragraph 4:

'The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest' and provides at paragraphs 8, 9 and 10 that in order for the Local Planning Authority to make decisions in line with legal requirements, the objectives of the development plan; and, the policy requirements of the NPPF, great importance is placed on understanding the nature, extent and level of the significance of the heritage asset.

The revised NPPF (February 2019) sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs:

184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Policy CS11 of the Core Strategy 2011 states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy 2011 states 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site.

Policy DM20 of the Allocations Plan 2014 states that development proposals must conserve and enhance the historic assets of Havant'.

Assessment

Comments provided for each element of proposed works (both internal and external).

Overall, it is considered that the proposed works would not result in harm to the designated heritage assets those being the Grade II listed and the Emsworth Conservation Area. As such, I have no objection to the proposed works as per the responses above.

Councillor Julie Thain-Smith

No comment,

Councillor Lulu Bowerman

No comment.

Councillor R Kennett

No comment

Historic England

On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are attached.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.

National Amenity Societies - Historic Environment Advice

No comment.

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: 14

Number of site notices: 1

Statutory advertisement: 18/12/2020

Number of representations received: 0

Comment	Officer Comment
None.	

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 Emsworth Conservation Area and the Listed Building

(i) Principle of development

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 character and appearance of the Emsworth Conservation Area and the Listed Building

The Council's Conservation Officer (CO) has provided comments and is of the opinion that the proposed works, would not cause any harm to the designated heritage asset. As such the proposal would preserve the listed building and the appearance of the Conservation Area. A heritage statement and plans have been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations). Consequently, it is considered that the proposal would preserve the listed building and the Conservation 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 Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is noted no letters of objection were received with respect to the scheme.

8 **Conclusion**

The proposed works to the listed building are in keeping with its character and

appearance and would preserve the Emsworth Conservation Area and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/20/01125 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:

Design & Access Statement by Helyer Davies Architects Ltd
Heritage Statement by Helyer Davies Architects Ltd
Timber Windows Specification (2 documents) - Mr Andrew Wisniewski
Proposed Ground & First Floor - Drawing No. 20061_100B
Proposed Second Floor & Roof - Drawing No. 20061_101B
Vertical Window Section Detail - Top, Middle & Bottom Rails
Existing Plans, Elevations, Block Plan and Location Plan - Drawing No. 20061-01
Emails dated 5/1/21, 18/2/21 & 12/3/21

Reason: - To ensure provision of a satisfactory development.