
Site Address:	North Street House, 6 North Street, Emsworth, PO10 7DD		
Proposal:	Listed Building Consent for internal and external alteration and repair works to allow conversion to offices; including associated demolition of existing single storey extensions and hard and soft landscaping		
Application No:	APP/20/01116	Expiry Date:	14/05/2021
Applicant:	Cordage 14 Limited		
Agent:	Mr Russell	Case Officer:	Tina Pickup
	CPC Limited		
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 The application site relates to 6 North Street, Emsworth and its curtilage, which is currently in use as a doctors surgery, an 'E' use under the 2020 Use Classes Order. It is located on the corner of High Street with Havant Road, on the south west corner of the Emsworth roundabout. There are currently two vehicular access points: one is taken from Havant Road to a car park at the rear, used by doctors and staff only, which is enclosed by high brick walls. The other is a dropped kerb serving two parking spaces in front of the entrance to the building, off North Street, for patients.
- 1.2 The principle building on the site is a 2 1/2 storey Grade II Listed Building, the details of which state: *House. Late C18. Stucco, with a tile roof. Symmetrical front (east) of 2 storeys and attic, 3 windows. Hipped roof, with coved and moulded plaster eaves. Sashes in reveals. Doorcase with pediment and Doric fluted 1/2 columns, and 1/2-glazed door. The north side brick wall is bowed, with a sash window.* This building fronts the High Street but is set back between 2 and 4m with front hard surfaced fore court enclosed by low wall and railings. The building has had a number of more modern extensions over the years, including a part flat roofed, part pitched roof, single storey link extension attached to the south elevation that provides the pedestrian entrance to the current doctors surgery. There is a further single storey extension to the rear that extends to the rear elevation of 1 West Street. There is a lawned garden with couple of trees, sited to the north of the building, enclosed by a high brick wall to Havant Road.
- 1.3 To the immediate south is a three storey art deco style building (Central Buildings) comprising retail units at ground floor with residential flats above. Notably this building is set much further forward than the application site, right up to the back edge of the pavement; and fills its plot width. As a result the flank elevation of number 4, which comprises a windowless plain brick wall, abuts the application site with a dominant presence. Opposite the site to the east, is the more modern development of the co-op with residential flats of Warwick Court.
- 1.4 The site lies within Emsworth Conservation Area, the Chichester Harbour AONB, and the Emsworth District Centre and within the Secondary Frontage Area (policy AL3) as defined by the adopted policies map. Within the emerging Local Plan 2036 the site remains in the defined District Centre and also within the proposed Primary Area (policy C4). The site lies outside any current or future flood zone.

2 Planning History

99/51772/012 - Single storey extension to rear to provide 2 additional surgery rooms., PERM,30/07/1999

99/51772/013 - Single storey extension to rear to provide 2 additional surgery rooms., PERM,30/07/1999

APP/16/00371 - Replacement of metal windows with double glazed aluminium frames to rear elevation of flats 1-4., PERM,10/06/2016

Associated Planning application:

APP/20/01115 - Works to convert existing doctors surgery (E) to offices (E) plus erection of a two storey building comprising a retail unit at ground floor and one residential dwelling (C3) following demolition of existing single storey extension. Associated parking and hard and soft landscaping., PERM 16/04/21

3 Proposal

- 3.1 Listed Building Consent for internal and external alteration and repair works to allow conversion to offices; including associated demolition of existing single storey extensions and hard and soft landscaping
- 3.2 This Listed Building application accompanies the application for planning permission APP/20/01115 which has now granted permission for construction of a detached ground floor retail unit of 49sqm with 2 bed flat above, in a gable fronted two storey development, adjacent to the Listed Building of 6 North Street. The works included the demolition of the existing side and rear extensions. The proposal also included the conversion the existing Listed Building, currently in use as a doctors surgery, to offices - but these uses both fall within Class E of the revised Use Class Order and therefore did not constitute development requiring planning permission. However, being a Listed Building, the internal works to enable that conversion do require Listed Building consent and cannot be implemented without the appropriate Listed Building consent.

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) |
| CS17 | (Concentration and Distribution of Development within the Urban Areas) |

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

- | | |
|----|---|
| E5 | (Chichester Harbour Area of Outstanding Natural Beauty) |
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E1*	(High quality design)
E13	(Historic environment and heritage asset)
E16	(Solent Special Protection Areas)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1	(Design & Heritage)
ENP_D4	(Design of Public Spaces & External Areas)
ENP_D1	(General Design Policy)
ENP_D3	(Layout, Form & Density)
ENP_C3	(Public Realm Design)

Listed Building Grade: Grade 2

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer - on original submission

INTERIM RESPONSE - OBJECTION

In order to provide a full response, I will need to undertake both an internal and external site visit to fully assess the site in its current form and consider how the proposals will impact on the designated heritage assets and the wider environs, from a heritage perspective. However, due to current lockdown restrictions I am unable to carry out these site visits at present.

I am therefore providing interim comments based on a desktop study and an assessment of the proposals and accompanying Heritage Statement by Pegasus Group Ltd November 2020.

To my knowledge, no pre-application advice for the scheme has been sought.

Assessment

The proposal includes two main elements; the conversion and alterations to the listed building and the erection of a new, 3-storey building adjacent to the listed building, which will be attached to the neighbouring building – Central Buildings.

Conversion / alterations to North Street House – Grade II listed building

With regards to the listed building itself, various alterations are proposed including:

Internal:

- The removal of modern fixtures and fittings
- Sympathetic repairs to existing features
- Removal of modern partitions on GF and FF
- Widening of existing opening between room 1 and 3a/3b and insertion of glazed partition on GF
- Minor removal of walling to facilitate ease of circulation – loft space

External:

- Demolition of side and rear single storey structures
- Hard and soft landscaping including new paving to replace existing tarmac and concrete, the extension of the graveled yard area to the rear and erection of timber close board fencing to the rear of the new building.

Erection of new three-storey extension to Central Buildings, adjacent to North Street House

- Erection of a three-storey extension to the north flank of Central Buildings, constructed of painted brick with a natural slate roof, 3no. lead covered dormer windows facing north, grey aluminium windows and a traditional style shop front on the ground floor.
- Erection of a bin and cycle store in the alleyway to the south-west of the Listed

building.

- The new building would be located 1m from the south elevation of North Street House.

The submitted Heritage Statement comes to the following main conclusions:

- The proposals would cause a negligible, less than substantial harm to the heritage significance of the Grade II listed building through change to its physical fabric.
- The very low level of harm will arise from the widening of an existing opening at GF level
- Paragraph 196 of NPPF requires balanced judgement to be made which weighs up the harm against the public benefits. These benefits include:
 - The enhancement of the special historic and architectural interest of the listed building by restoring its historic plan through the removal of later additions
 - Improving the frontage through the replacement of visually unappealing tarmac and concrete with sympathetic paving slabs
 - Restoring elements of its internal layout through the removal of modern partitions
 - Restoring visibility of one of the historic fireplace surrounds
 - Sympathetic repair works to the listed building.
- The proposals will enhance the character and appearance of the CA and improve views in the CA from the north.
- The proposals will soften the appearance of the north flank elevation of the Central Buildings
- The proposed extension will sympathetically blend the host Art Deco style building with the neighbouring late Georgian façade of 6 North Street, whilst restoring the appearance of No. 6 North Street.

Officer Response:

1. There is no objection to the principle of conversion of the listed building from doctor's surgery to offices.
2. The proposed internal alterations appear to be focused on the restoration and enhancement of the listed building which is supported in principle. However, this will be subject to an internal inspection once site visits are able to be carried out.
3. There is no objection to the removal of the single storey link section, or rear single storey extension as these are of no special or architectural interest.
4. The existing extension, whilst of no particular architectural merit, is set back from and subservient to the main listed building. It therefore allows 'breathing space' between the listed building and the much larger adjacent Central Buildings. The new building, which would comprise an extension to Central Buildings, would sit forward of the front building line of North Street House and be of a significantly greater height at 2 ½ storeys, than the existing single storey extension.
5. As the extension would only be located 1m from the south elevation of the listed building, I am concerned that all views of the south elevation of the listed building will be severely restricted due to the scale and massing. This would have a harmful impact on the setting of the listed building.
6. When approaching from the south along the High Street, the new extension would dwarf the view of the listed building in the wider streetscene context, to a much greater extent than it is currently dwarfed by Central Buildings. When approaching from the north, the view of the flank wall of Central Buildings will be replaced with a two-storey flank wall with flat roof dormer windows, which contrasts with the principal front elevation of the listed building.
7. I appreciate that the design approach was to create an architectural bridge between the two buildings. However, the result is a contrived and awkward design which bears little resemblance to either building and as a result of its scale and position, would be highly overbearing on the adjacent listed building. As well as resulting in direct harm to the setting of the listed building, the proposal for the new building would not meet the

test of Section 72 of the TCPA which is to preserve or enhance the character of the conservation area.

8. I am of the view that any proposed development in this gap between the buildings will be limited in scope due to the proximity and position of the listed building. It may be possible to propose a single storey addition however this would need to be very carefully designed to avoid any harmful impact.

9. For these reasons I am unable to support the proposals as submitted from a heritage perspective. If a separate application of the conversion of the listed building to offices is submitted, this is likely to receive a more favourable outcome subject to an internal site visit being carried out to assess the acceptability of the loss of historic fabric internally.

Conservation Officer - on amended plans

FURTHER RESPONSE

Since the previous response, an external site visit has been undertaken and the agent has provided detailed photos of the interior of the listed building, as an internal site visit cannot be carried out at present. This further response is also based on the amended plans and heritage statement received on 4/3/2021.

Assessment

The amended proposal includes two main elements; the conversion and alterations to the listed building and the erection of a new, 2-storey building adjacent to the listed building, which will be attached to the neighbouring building – Central Buildings.

1. Conversion / alterations to North Street House – Grade II listed building

With regards to the listed building itself, various alterations are proposed including:

Internal:

- The removal of modern fixtures and fittings
- Sympathetic repairs to existing features
- Removal of modern partitions on GF and FF
- Widening of existing opening between room 1 and 3a/3b and insertion of glazed partition on GF
- Minor removal of walling to facilitate ease of circulation – loft space

External:

- Demolition of side and rear single storey structures
- Hard and soft landscaping including new paving to replace existing tarmac and concrete, the extension of the gravelled yard area to the rear and erection of timber close board fencing to the rear of the new building.

2. Erection of new two-storey extension to Central Buildings, adjacent to North Street House

Erection of a two-storey, pitched roof extension to the north flank of Central Buildings, constructed of painted brick with a natural slate roof, grey aluminium windows and a traditional style, glazed shop front on the ground floor and a residential flat above.

- Erection of a bin and cycle store in the alleyway to the south-west of the Listed building.
- The new building would be located 1m from the south elevation of North Street House.
- Installation of a green wall on the north flank wall of the Central Buildings.

The application is accompanied by an updated Heritage Statement by Pegasus Group Ltd. This considers the impact of the proposals on the historic environment including the direct impact

on the two designated heritage assets, that being the Grade II listed building and the Emsworth Conservation area.

The heritage statement comes to the following main conclusions:

- The proposals would cause a negligible, less than substantial harm to the heritage significance of the Grade II listed building through change to its physical fabric.
- The very low level of harm will arise from the widening of an existing opening at GF level
- Paragraph 196 of NPPF requires balanced judgement to be made which weighs up the harm against the public benefits. These benefits include:
 - The enhancement of the special historic and architectural interest of the listed building by restoring its historic plan through the removal of later additions
 - Improving the frontage through the replacement of visually unappealing tarmac and concrete with sympathetic paving slabs
 - Restoring elements of its internal layout through the removal of modern partitions
 - Restoring visibility of one of the historic fireplace surrounds
 - Sympathetic repair works to the listed building.
- The proposals will enhance the character and appearance of the CA and improve views in the CA from the north.

Officer Response to amended plans:

1. There is no objection to the principle of conversion of the listed building from doctor's surgery to offices. There is no objection to the removal of the single storey link section, or rear single storey extension as these are of no special or architectural interest.
2. The proposed internal alterations appear to be focused on the restoration and enhancement of the listed building. Where openings are to be made wider, these are areas where the historic fabric has already been lost. The proposed conversion will restore the original layout of the building and remove unsympathetic alterations whilst minimising any further loss of historic fabric.
3. The existing extension, whilst of no particular architectural merit, is set back from and subservient to the main listed building. It therefore allows 'breathing space' between the listed building and the much larger adjacent Central Buildings.
4. The amended plans show a significantly revised design with a two-storey building which would not protrude forward of the front building line of North Street House. It would feature a traditional style pitched roof and a glazed, traditional shopfront. The Design and Access Statement states that the building will be finished with a brick paint finish. However, it would be preferable to see this as a rendered finish to match with the adjacent listed building. These details can be subject to a planning condition.
5. Unlike the previous design which would have had a harmful impact on the setting of the listed building, the amended design would enhance the relationship between the listed building and the adjacent Central buildings. This is by replacing the existing extension with a simple, yet high quality design which complements the traditional style of the listed building and does not detract from its architectural significance, particularly the front elevation.
6. When approaching from the south along the High Street, the revised design would not detract from the view of the listed building in the wider streetscene. When approaching from the north, the view of the flank wall of Central Buildings will still be visible and will see the introduction of a 'green' wall which will add an attractive and interesting feature into the streetscene.
7. Overall, I am of the view that the amended design would not result in harm to the

setting of the listed building which forms part of its significance. It would also meet the test of Section 72 of the TCPA which is to preserve or enhance the character of the conservation area.

Conclusion – No objection subject to the following conditions: _

1. All external materials samples and / or details to be provided and agreed prior to above ground construction.
2. Schedule of works detailing the removal of the existing extension and repair to south elevation of listed building to be provided and agreed prior to commencement of development.
3. Detailed shopfront design to be provided and agreed including materials and window / door details at 1:20
4. Details of the siting and design of any proposed external meter boxes / metal ducting / flues shall be provided and agreed prior to above ground construction.
5. Notwithstanding details provided, details of any new boundary treatments to be provided and agreed prior to above ground construction.
6. Details of all other proposed windows and external doors to be provided and agreed prior to above ground construction. Details to include:
 - a) a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set,
 - b) full size glazing bar section,
 - b) the method of opening and external finishes.All work shall be carried out in full accordance with such approval and be retained thereafter.

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: 62

Number of site notices: 1 - posted by agent due to Covid restrictions

Statutory advertisement: 12/03/2021

Number of representations received: 0

Comment	Officer Comment
None received	

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 Listed Building and character of Conservation Area
- (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. Since the site lies within a Conservation Area and affects a Listed Building, Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the determination of this application requiring special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest, as well as the desirability of preserving or enhancing the character or appearance of a conservation area.

(ii) Impact upon Listed Building and character of Conservation Area

- 7.3 The impact of the proposals on the character and appearance of the Listed Building has been carefully assessed by the Councils Conservation Officer. There is no objection to the demolition and removal of the single storey extension and rear link section as these are of no merit and their removal would allow the original architectural and historical significance of the symmetrical front of North Street House to be more clearly viewed and appreciated. The making good and infilling of openings in the south elevation would reinstate the integrity of the original building.
- 7.4 Internally the alterations largely include the removal of modern fixtures and fittings and sympathetic repairs to existing features. On the ground floor meeting room A would be reinstated as a single room through the removal of the modern server room partition and the modern lobby partition would be removed. At the rear of the building, alterations to form a kitchen and 2 wc's would take place in the section of the building that dates from 1932 and 1952 and would not undermine the original layout and historic significance of the main building. On the first floor the historic landing area will be restored through the removal of partitions; and office room 5 would be reinstated as a single room. A glazed partition would also replace a partition in the break out area. Other sympathetic general repair works have been detailed in the Heritage Statement and would overall enhance the internal character of the Listed Building.
- 7.5 The proposed works are considered unobtrusive and generally focus on restoration and removal of previous unsympathetic alterations. They would enable an alternative use of the site to help secure the buildings long term maintenance. With appropriate conditions controlling the exact details of the demolition and repair works, materials etc, then the Conservation Officer raises no objection to the proposal.
- 7.6 The impact on the setting of the Listed Building from the proposed new detached building within the grounds, and the impact on character the Conservation Area has already been assessed and found to be acceptable as part of the considerations of the planning application APP/20/01115. This included provision of hard and soft landscaping works to the site's frontage which would further enhance the setting of the Conservation Area and Listed Building.
- 7.7 Overall it is considered that the proposed demolition, internal and external works would restore the original layout of the building and resultant historic significance of the building, whilst minimising any further loss of historic fabric, and can be supported. A heritage statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations). The proposal is therefore considered to be acceptable, meeting the requirements of Policies CS11 and CS16 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations) and the statutory duty set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is noted no letters of objection were received in respect of the Listed Building application.

8 Conclusion

- 8.1 The conservation officer is of the opinion that the proposal preserves the character of this Grade II Listed Building and the character and appearance of Emsworth Conservation Area in accordance with Section 66 and 72 and Policies CS11 and DM20. It is therefore considered to be acceptable and is recommended for listed building consent to be granted, subject to conditions.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/20/01116

(A) 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:

Planning, Design & Access Statement, by CPC Ltd, Issue 3 dated 26/02/21
Built Heritage Statement by Pegasus Group Version 3 P20-3044 dated 3rd March 2021

Site Location Plan Drawing Number 0.00 rev A

Existing Building Floor Plans Drawing Number 00.02 rev A

Proposed Site Plan Drawing Number 10.00 Rev B

Proposed Elevations & Street Scene Drawing Number 10.02 Rev C

Proposed Landscaping Plan Drawing Number 10.03 Rev B

Proposed Floor Plans - Office Drawing Number 10.01 Rev C

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall commence on site, including any demolition, until a schedule of works detailing a method statement and full extent of the removal of the existing extensions to the side and rear has been submitted to and approved by the Local Planning Authority. The details shall include and specify the exact method of repair, including materials, colour, texture, profile and style to be used to make good all openings, joins and surfaces in the Listed Building, both external and internal. All new works and making good of the retained fabric whether in internal or external shall be finished to match the adjacent work.

The development shall thereafter only be carried out in full accordance with the approved details.

Reason: To protect the historic integrity and fabric of the Listed Building, having due regard to policy DM20 of the Havant Borough Local Plan (Allocations) 2014; and policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No development shall commence on site, including any demolition, until details have been submitted to and approved in writing by the Local Planning Authority to show:-
- a) the means of upgrading the existing doors and frames to meet the prescribed fire safety standards and/or
 - b) the design and construction of any new fire doors
 - c) the design, location and method of fixing any new fire prevention/detection systems e.g. smoke detectors, alarms.
- The development shall thereafter only be carried out in full accordance with the approved details.
- Reason** – To safeguard the architectural and historic character of the listed building or to ensure the detailing and materials maintain the architectural interest of the Listed Building, having due regard to policy DM20 of the Havant Borough Local Plan (Allocations) 2014; and policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 Unless otherwise specified in the hereby approved Heritage Statement (Document: Built Heritage Statement by Pegasus Group Version 3 P20-3044 dated 3rd March 2021), no alterations to the existing chimney stacks, fireplaces or window shutters shall be undertaken without prior express written approval of the Local Planning Authority.
- Reason** – To safeguard the architectural and historic character of the listed building or to ensure the detailing and materials maintain the architectural interest of the Listed Building, having due regard to policy DM20 of the Havant Borough Local Plan (Allocations) 2014; and policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 Any new outside rainwater and soil pipes must be made out of metal and painted black.
- Reason** – To safeguard the architectural and historic character of the listed building or to ensure the detailing and materials maintain the architectural interest of the Listed Building, having due regard to policy DM20 of the Havant Borough Local Plan (Allocations) 2014; and policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 The hereby approved internal partition screens shall be inserted in such a way that the original features are preserved in situ.
- Reason** – To safeguard the architectural and historic character of the listed building or to ensure the detailing and materials maintain the architectural interest of the Listed Building, having due regard to policy DM20 of the Havant Borough Local Plan (Allocations) 2014; and policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

