

Site Address: Hearnsbrook, 39 Havant Road, Emsworth, PO10 7JD
Proposal: Listed Building Consent for removal of a non-loadbearing internal wall
to provide improved home study/workspace.
Application No: APP/21/00367 Expiry Date: 20/05/2021
Applicant: Mr O'Hea
Agent: Case Officer: Denise Sheath
Ward: Emsworth

1 Site Description

2 Planning History

3 Proposal

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)

Havant Borough Pre Submission Local Plan 2036

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

Site Address – 39 Havant Road, Emsworth

Proposal - Listed Building Consent for removal of a non-loadbearing internal wall to provide improved home study/workspace.

The site lies on Havant Road in Emsworth. It forms one of a pair of large, semidetached dwellings, both of which are Grade II listed.

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.

With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy 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 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 states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Assessment

The proposed works will result in a small loss of internal fabric however, this part of the house relates to a later addition to the property. Overall it is considered that the proposed removal of the non-loading bearing will have a negligible impact on the historical significance of the heritage asset.

Conclusion – 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: 7

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 30/04/2021

Number of representations received: 1

Comment	Officer Comment
Thank you for informing me about this application. As the changes are entirely internal, I have no objections to work as detailed on the application.	Noted

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) The appropriateness of the design
- (ii) Impact upon the Listed Building and character of the area
- (iii) The impact upon the neighbouring properties

(i) Principle of development

7.1 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) The Appropriateness of the Design

7.2 The proposal is to remove a non-load bearing internal wall to the Listed Building. The works would be internal works and would not have an impact on the external appearance of the property. The Council's Principal Conservation Officer has therefore provided comments on the proposal and have raised no objection to the proposed works.

(ii) Impact upon the Listed Building and character of the area

7.3 The proposed works will result in a small loss of internal fabric however, this part of the house relates to a later addition to the property. Overall it is considered that the proposed removal of the non-loading bearing will have a negligible impact on the historical significance of the heritage asset. A design and access and heritage statements have been submitted as part of the application and the proposal is considered to meet the requirements of Section 16 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and preserve the appearance of the listed building.

(iii) The impact upon the neighbouring properties

7.4 The proposed works to the property are internal works and would therefore not have an impact upon the adjoining or nearby neighbouring properties.

8 Conclusion

The changes proposed to 39 Havant Road are considered to have a limited and acceptable impact on the character and historic integrity of this listed building. Therefore the proposed works are considered to accord with the requirements of the adopted Local Plan (Core Strategy) policies CS11 and CS16 and it is recommended

that listed building consent be granted.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/21/00367 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 25 March 2021

Heritage Statement - Received 25 March 2021

Design and Access Statement - Received 25 March 2021

Location and Site Plan - Drawing No. 1721.A.01.8 - Received 25 March 2021

Existing and Proposed First floor Plan - Received 25 March 2021

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.