

Heritage Team Response

Date – 17/5/2021

APP/21/00 –25 South Street, Emsworth

Background

The application site is located in South Street within Emsworth Town centre and within the conservation area boundary. The site comprises a two-storey building which is in use as a restaurant. It has a traditional shopfront which faces into South Street and a rear access from the South Street car park. The unit has stood vacant for some time but is now under new ownership.

Proposal

Extension of existing first floor terrace and addition of new timber external stair to rear of building; new slate roof over remaining single storey element.

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.
- National Planning Policy Framework
- Local Plan Policies - CS16, CS12 and DM20.

Assessment

The works relate to the extension of the existing, external first floor terrace, the addition of a new external staircase to access the terrace area and a new roof over the existing single storey element.

The existing terrace was implemented following a permission to change the use of the building from a shop to a restaurant in 2015. The proposal is for this to be extended out over part of the existing single storey store at the rear of the site. This is to provide additional external seating. The roof over the remaining single storey section will be replaced as the current materials are failing and causing water ingress. This element of the building is a modern addition and does not comprise historic fabric.

The existing terrace is enclosed with black iron railings. The extended area will be enclosed with a low brick boundary wall with planters behind to create more privacy.

A new staircase will be positioned adjacent to the single storey structure to provide an external access to the terrace (currently the only access is internally). The staircase will be constructed from timber materials.

Conclusion

Overall, the proposed works are considered to be minor in scale and the materials used as appropriate to their context. It is considered that the proposal would not be harmful to the significance of both the listed building and the Emsworth Conservation Area.

Rachael McMurray
Senior Conservation Planner

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