

APP/20/00845 and 20/00952 – 11 King Street, Emsworth

Background

11 King Street (Ivy House) is a Grade II listed building in residential use. It comprises mainly two parts – the Georgian section at the front and the Victorian extension, along with other various later additions. It is located on King Street in the Emsworth Conservation Area.

It features an extension / annexe at the rear which is used as holiday accommodation. Recent planning approval was granted for new windows to this annexe however, since then a frameless glass balustrade has been implemented to allow for a balcony area over the rear garden.

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.

Assessment

The glass balustrade has been fitted to a section of the building which is not part of the original historic fabric. It is located at the very rear of the building and does not detract from the historic significance of the heritage asset. It is not visible from the wider context of the streetscene. Overall no objection is raised.

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