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Site Address: 18 King Street, Emsworth, PO10 7AZ  
Proposal: Listed Building Consent for replacement front door.  
Application No: APP/21/00124 Expiry Date: 05/05/2021  
Applicant: Dr W Ryan  
Agent: Case Officer: Selina Donophy  
Ward: Emsworth

Recommendation: **GRANT LISTED BUILDING CONSENT**

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## **1 Site Description**

- 1.1 The application site is a semi-detached, Grade II listed building in residential use. It is located on the east side of Kings Street in the Emsworth Conservation Area. It currently has a part glazed, hardwood front door and wooden frame windows. The property has render to the front elevations and forms part of a pair of properties.

The site is also within the Chichester Harbour AONB.

## **2 Planning History**

93/57986/001 - Single storey rear extension., PERM,18/03/1993

92/57986/000 - Listed Building Consent for single storey extension to rear., PERM,18/03/1993

## **3 Proposal**

Listed Building Consent for replacement front door.

## **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)  
AL1 (Presumption in Favour of Sustainable Development)

### Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP\_D1 (General Design Policy)  
ENP\_D2 (Height, Mass & Materials)  
ENP\_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.  
Conservation Area: Emsworth

**5 Statutory and Non Statutory Consultations**

**Chichester Harbour Conservancy**

**Chichester Harbour AONB Unit Recommendation – No objection**

Suggested considerations: -

- schedule of materials to be as indicated on submitted application forms
- any and all external light sources should incorporate downward only cowling to prevent light illumination above the horizontal light fitting

**Conservation Officer**

The existing front door is failing and in need of replacement. The proposed new door is an almost like for like replacement constructed of European Redwood. The glazing panels will be the same as the existing and the door will include black ironmongery.

Overall the proposal is not considered to result in harm to the significance of this heritage asset.

Conclusion – No Objection

**Councillor Julie Thain-Smith**

No comment

**Councillor Lulu Bowerman**

No comment

**Councillor R Kennett**

No comment

**Historic England**

Thank you for your letter dated 23 March 2021 regarding the above application for Listed Building Consent. 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.

**Ancient Monuments Society**

Thank you for consulting us on this application. We note a description of the door is provided in the listing description for the building:

<https://historicengland.org.uk/listing/the-list/list-entry/1091603>

However, it is difficult to determine from the images and information submitted whether the existing door is original or has any historic significance and this should be clarified before determining this application.

Traditional doors and windows make an important contribution to the overall significance of a heritage asset and reflect the craftsmanship and materials used in the past. Their loss, without proper justification, is contrary to the requirements of the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

I would be grateful if the AMS could be informed of the outcome when this becomes available.

**Case Officer comment :** The AMS has since been re-consulted as no further information could be provided by the applicant relating to the history of the existing door. The door needs replacing due to weathering and the AMS now uphold no objection to its replacement .

## **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: 3

Number of site notices: 1

Statutory advertisement: 26/03/2021

Number of representations received: 0

| Comment     | Officer Comment |
|-------------|-----------------|
| No comments |                 |

## **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 Listed Building
- (iii) Impact upon the Emsworth Conservation Area and AONB

(i) Principle of development

7.2 The application site is situated within an urban area where further development is

considered acceptable subject to the usual development control criteria. In this case the building is Listed and within the Conservation Area (see comments below).

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

- 7.3 Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of any special architectural or historic interest when considering whether to grant listed building consent.
- 7.4 This proposal has been considered in detail by the Councils Conservation Officer. The proposal for the replacement door in this Grade II listed building is due to the weathering and degradation of the existing door. The proposed replacement door would be very close in appearance to the current door comprising glazed panels, timber and black ironmongery. It would be painted in a grey colour also similar to existing. The door in question is mentioned in the listing and the Ancient Monument Society initially requested further information on the history of the door however this could not be supplied by the applicant- further correspondence has resulted in no objection upheld by the AMS. It is therefore considered that the proposed development would preserve the character and setting of the listed building.

(iii) Impact on the character and appearance of the Emsworth Conservation Area and AONB

- 7.5 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In this case there are no external changes proposed and the character and appearance of the Emsworth Conservation Area would therefore be preserved. In addition the site is also within the Chichester Harbour AONB. The Chichester Harbour Conservancy therefore has also been consulted in relation to this proposal and they uphold no objection to the proposed door.

## 8 Conclusion

- 8.1 In conclusion, the proposed development is considered preserve the character and setting of the Listed Building and Conservation Area and Listed Building, as such Consent can therefore be recommended subject to the following conditions.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/21/00124

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:

Location plan uploaded on the 18.03.2021

Ground floor plan uploaded on the 05.03.2021

Timber specification uploaded on the 15.02.2021

Door details/specifications uploaded on the 03.03.2021

Door colour email Mr Ryan dated 25th May 2021

**Reason:** - To ensure provision of a satisfactory development.