
Site Address:	11 King Street, Emsworth, PO10 7AX		
Proposal:	Proposed frameless clear glazed balustrading on existing single storey rear extension flat roof.		
Application No:	APP/20/00845	Expiry Date:	16/03/2021
Applicant:	Mr N Sylvester		
Agent:		Case Officer:	Joseph Toole
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

11 King Street, Emsworth, is located to the south of King Street. The property is a Grade II Listed Building in residential use. 11 King Street (Ivy House) comprises mainly two parts, the Georgian section at the front and the Victorian extension along with other various later additions. It is located within Emsworth's Conservation Area and Chichester Harbour's Area of Outstanding Natural Beauty.

English Heritage - Listed Description:

House with later rear additions. Late C18 with mid C19 additions. Brick, with a tile roof. Symmetrical front (north-east) of 2 storeys, 5 windows. Blue header brick walls with red flush dressings; brick dentil eaves, quoins, cambered rubbed arches, projecting 1st floor band, high plinth. Victorian sashes in exposed frames. Doorway with cornice on carved brackets, plain frieze, eaved architrave, panelled reveals, and 7 panelled (1 top glazed) door. 3 storeyed mid C19 rear extension, with tile roof and rendered walls. Within there are fireplaces, doorcases with panelled doors, dado panelling in the hall, panelled rear hall with dog-leg staircase.

The property features an extension/annexe at the rear which is used as holiday accommodation. This received planning approval under reference APP/19/00375.

2 Planning History

97/62686/000 - Listed Building Application to take down and rebuild two chimneys and parapet on east elevation, PERM, 10/09/1997

06/62686/001 - Erection of a small composite "Resident parking/limited waiting" restriction sign on northerly gate pillar of property. Listed Building Consent., PERM, 13/02/2007

APP/19/00326 - Loft conversion, replacement windows and doors including provision of Juliette balcony to southern elevation., PERM, 10/06/2019

APP/19/00327 - Listed Building application for loft conversion, replacement windows and doors including provision of Juliette balcony to southern elevation and alterations. (Approved 10/06/2019). Request to discharge condition No/s 3, 4 and 5 (31/07/2019)., PERM, 10/06/2019

APP/19/00375 - Change of use of annex to holiday accommodation., PERM, 02/08/2019

APP/20/00952 - Listed Building Consent for erection of frameless clear glazed balustrading on existing single storey rear extension flat roof., DEL,

3 Proposal

Proposed frameless clear glazed balustrading on existing single storey rear extension flat roof.

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)
CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
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)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Chichester Harbour AONB Unit Recommendation – No objection

Suggested considerations –

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms
- external lighting to the created balcony area should take into account the Dark Skies protocol operating within the AONB protected national landscape designated area

Conservation Officer
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.

Councillor Julie Thain-Smith
No Comment.

Councillor Lulu Bowerman
No Comment.

Councillor R Kennett
No Comment.

Historic England
No Comment.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: 29/01/2021

Number of representations received: 0

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) Appropriateness of design and impact on the character of the Conservation Area an Area of Outstanding Natural Beauty and a Listed Building
- (iii) Effect on neighbouring properties

(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.

(ii) Appropriateness of design and impact on the character of the Conservation Area an Area of Outstanding Natural Beauty and a Listed Building

7.3 The proposed development would involve frameless clear glazed balustrading on the existing single storey rear extension's flat roof. It would have a height of approximately 1.1 metres.

7.4 The proposed glass balustrade would be fitted to a section of the building which is not part of the original historic fabric. It would be located at the very rear of the building and would not detract from the historic significance of the heritage asset. Therefore, it is considered to be inkeeping with the context of the Grade II listed building.

7.5 The proposed works would not be readily visible from the wider context of the street scene, therefore it is considered to be inkeeping with the Conservation Area an Area of Outstanding Natural Beauty and the Listed Building. The Council's Conservation Officer was consulted on this and raised no objection. The Chichester Harbour Conservancy were consulted on this application and raised no objection and recommended two conditions/considerations. With regards to the condition requesting samples of materials prior to construction, this would not be necessary as specifications on the application form state the materials which would be used in detail. Concerning a condition relating to external lighting this would remove an existing right that the property enjoys and would not reasonably relate to the development permitted and therefore would not satisfy the tests as to conditions.

- 7.6 Consequently, it is considered that the proposal would preserve the Conservation Area and would not impact on the listed buildings in the locality, meeting the requirements of Policies CS11, CS12 and CS16 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations), and H1, D1, D2 and D3 of the Emsworth Neighbourhood Plan and the statutory duty set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(iii) Effect on neighbouring properties

- 7.7 The proposed balustrading would allow for a balcony facing the rear garden. Due to the existing brick wall it is not considered to cause overlooking on No.7 King Street. It would also be an appropriate distance from the properties to the rear therefore it is not considered to cause harmful overlooking. The proposed balcony also have views over Swan Close however due to its positioning it is not considered to cause harmful overlooking on any private amenity space.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a greater level of overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policies CS11, CS16 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations) and H1, D1, D2 and D3 of the Emsworth Neighbourhood Plan.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours, the Conservation Area an Area of Outstanding Natural Beauty and the Listed Building and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00845

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning 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

Location Plan, Existing Roof Plan and Elevations - KS/EXP/100/1

Proposed Roof Plan and Elevations - KS/PP/100/1

Covering Letter dated 15/9/20

Heritage Statement

Reason: To ensure provision of a satisfactory development.