

Recommendation: **GRANT LISTED BUILDING CONSENT**

Listed Building Consent for reroofing of rear single storey extensions with replacement plain clay tiles to pitched roof and sedum roof to flat roofed area, new flue,

enlargement of existing 1st floor WC to include a shower, reconfiguration of ground floor bathroom to include a new roof light above.

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

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| 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) |
| DM8 | (Conservation, Protection and Enhancement of Existing Natural Features) |

Havant Borough Local Plan (Allocations) July 2014

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| DM20 | (Historic Assets) |
| AL1 | (Presumption in Favour of Sustainable Development) |

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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| 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 Conservancy Recommendation – No objection

Suggested considerations –

- schedule/samples of materials to be agreed prior to construction as per submission / application forms and drawings
 - for all glazed surfaces (windows, doors, balustrades), the use of coated surface glass that is non-reflective to mitigate external reflective glare and which for rooms served by the glazed windows might also assist with keeping heat in and radiation out for the respective seasonal changes in order to minimise and reduce the amount of light illumination emitted both to the surrounding skyline and to the vertical, skyward, aspect of the new window openings
 - the glazed fenestration (windows, rooflights, skylights, etc.) should employ tinted glass panels, and these should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (complying with dark skies policies) in order to minimise and reduce the amount of light illumination emitted both to the surrounding skyline and to the visual horizontal aspect of the new window openings
- The proposal would have a localised impact on the character and appearance of the building and the immediate surrounds. The proposal would have a visual impact but

this minimal and is acceptable to the area and the wider AONB protected landscape environment setting.

Given its setting, the proposal is considered not to be unduly prominent to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB).

The control of lighting associated with the new fenestration would need to be restrained and proportional to the desire to maintain the character and ambiance of the AONB.

The proposal is therefore considered to have a generally tolerable impact and effect on the AONB in terms of landscape character and in relation to wildlife conservation and protection.

Environmental Health

No adverse comments to make.

Conservation Officer

There is no objection to the replacement clay tile roof on the rear extension. I advise that the tiles should match those of the existing in colour and material as much as possible.

The addition of a new roof light above the GF bathroom, solar PV panel and the new external flue are not considered to harm the historical integrity or character of the building, or the conservation area.

The internal alterations to the upstairs bathroom are also not considered to result in harm to the heritage asset.

Conclusion

No objection subject to the following conditions:

1. Roof tile to match existing
2. Details of new window to be provided including full scale or 1:5 glazing bar details if applicable.

Further comments from Conservation Officer following photographs supplied by the applicant :

If the window is to match the existing window , the proposed window should be conditioned to match the window details as shown in the supplied photograph.

Councillor Julie Thain-Smith

No comment

Councillor Lulu Bowerman

No comment

Councillor R Kennett

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: 1

Statutory advertisement: 08/01/2021

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 conservation area and listed building
- (iii) Impact upon residential amenity
- (iv) Impact on the 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. As the building is Grade II listed the Local Planning Authority has a duty to preserve or enhance the building. 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.

7.3 The Council has a statutory duty under the planning (Listed Buildings and Conservation Areas) Act 1990 to properly assess the impact of development proposals on designated heritage assets. The designated heritage asset most significantly affected by the present proposals is the Emsworth Conservation Area, both directly and its setting. The National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) provide additional guidance on the interpretation. The current proposals primarily affect the Emsworth Conservation Area and its setting . Any decisions relating to conservation areas (including their setting) must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular section 72) as well as satisfying all the relevant policies within the National Planning Policy Framework and the Local Plan. In basic terms new development needs to be informed by the characteristics that contribute to the character of the conservation area and be designed to at least preserve or preferably enhance these qualities

(ii) Impact upon the character and appearance of the conservation area and listed building .

- 7.4 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.
- 7.5 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.
- 7.6 This proposal comprises the re-roofing of existing extensions located to the rear of the property including a sedum roof to the flat roof area and new roof tiles to the pitched roof. It also includes a new rooflight to the rear of the property alongside photovoltaic panels and internal reconfigurations. The proposed raised rooflight would serve the bathroom and would be sited alongside the existing rooflight on the flat roof and would match the existing roof light in appearance and will be conditioned as such. Alterations to the roof include a sedum roof to the flat roof and replacement tiles to the rear extension pitched roof which would match those existing and would be conditioned as such. A flue is also proposed which would protrude above the sedum roof and internal reconfigurations and alterations to the ground and first floor bathrooms as well as a pv panel to the rear roof slope.
- 7.7 The proposed alterations are not judged to be harmful to the character of the Emsworth Conservation Area notably as the proposals would be occurring to the rear of the property . Despite this, as this is a listed building impact on the host property is particularly important. The Council's Conservation Officer has been consulted in regard to this scheme and has upheld no objection, requesting that the proposed rooflight would match the existing rooflight . In addition the proposed clay tiles would need to be handmade clay tiles matching those on the existing rear extension roof .This proposals are judged to be acceptable in appearance and the proposal is judged to be consistent with Policies D1 and D2 of the Emsworth Neighbourhood Plan (2019) .

(iii) Impact upon residential amenity

- 7.8 The proposed alterations would generally be internal or aesthetic so impact upon the amenity of neighbouring properties is judged to be minimal. Environmental Health have been consulted in regard to the proposed flue and have no adverse comments , however this would be assessed by Building Control in terms of regulation relating to proximity to neighbouring properties.

(iv) Impact on the AONB

- 7.9 The proposal site is within the Chichester Harbour AONB. The Chichester Harbour Conservancy has been consulted and has upheld no objection to the proposal, stating that visual impact would be limited. They have requested that tinted and non reflective glass is used in the rooflight - this has been raised with the applicant . On balance, in this case due to the positioning and size of the proposed rooflight, it would not be a highly visible feature within the AONB and impact is deemed to be limited enough to not give reason for refusal on this basis. In general , impact on the AONB is judged to be acceptable.

8 Conclusion

- 8.1 The changes proposed to no 17 Queen Street are considered to have a limited and acceptable impact on the character and historic integrity of this listed building and the Emsworth Conservation Area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policies CS11 and CS16 and policy DM20 of the Local Plan (Allocations) and can be considered acceptable for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/20/01129

(A) 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:

Existing roof light photograph iploaded on the 12.02.2020
Design and Access and Heritage Statement received on the 07.12.2020
0905/0000/REV P2 Location and block plans
2000 REV P2 Proposed elevations and section drawings
0905/1100 P4 Proposed floor plans

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.
The proposed replacement roof tiles to the rear extension roof shall be handmade clay tiles which will match existing and shall accord with 2.2.3 photograph on page 3 on the Heritage Statement document received with this application and uploaded on the 07.12.2020 unless otherwise agreed by the local planning authority.

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.

- 4 The external materials, size, appearance and opening method of the proposed rear rooflight used shall match, in type, colour and texture, that of the existing rear rooflight, in accordance with the rooflight photograph uploaded on the 12.02.2020.

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.