

## **Heritage Services Team response**

**APP/20/00772**

**10 Harbour Way, Emsworth**

**Proposal:**

**Retrospective replacement balcony balustrade**

The site is located in Harbour Way Bridgefoot Path in Emsworth, adjacent to Chichester harbour and is within the boundary of the Emsworth Conservation Area. Harbour Way is a complex of more modern housing within the conservation area, designed and built in the 1960's. No. 10 has a rear elevation which overlooks the harbour.

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.

The works relate to a replacement balcony balustrade on the rear elevation. It was previously wood and is now glass and steel, to match one of the adjoining neighbours.

With regards to the impact on the designated heritage asset, that being the Emsworth Conservation Area in this case, it is considered that the impact would be negligible. The replacement balustrade comprises materials which are appropriate to the context of the conservation area. Overall is considered that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area.

Conclusion - No objection

9/10/2020