

Recommendation: **GRANT LISTED BUILDING CONSENT**

The house is set back from King Street by about 10m. There is a high curved boundary brick wall to King Street and the area between the wall and original house is largely infilled with flat roof and the existing kitchen and conservatory are in this single storey extended area. Due to the height of the feature boundary brick wall this single storey element is not visible from the highway, except for the window and gate in the wall.

2 Planning History

01/50714/005 - Erection of replacement cupola (incorporating clock faces to all four elevations) on existing detached garage/store to rear., PERM,26/03/2001

01/50714/006 - Application for Listed Building Consent for erection of replacement cupola (incorporating clock faces to all four elevations) on existing detached garage/store to rear., PERM,26/03/2001

96/50714/004 - Reduce height of line of Cypresses by 3 metres maximum and reduce height of 1 Eucalyptus and 1 Poplar by 40% - all within Emsworth Conservation Area, RNO,12/03/1996

05/50714/007 - Notification of intention to crown reduce by 25% a Monterey Cypress Tree within the Emsworth Conservation Area., RNO,07/03/2005

08/50714/008 - Crown reduction of 25% a Macrocarpa, a Horse Chestnut and 2No. Rowan Trees all within the curtilage of 30 King Street within Emsworth Conservation Area., RNO,17/03/2008

89/50714 - Construction of conservatory to south elevation, UNK,11/01/1990

APP/14/00578 - Reduce height by 3.5m and width by 1m 1No. Macrocarpa; Fell 2No. Leylandii; reduce height by 8m and width by 1m 1No. Leylandii, and reduce height of Leylandii hedge by 6m to previous pruning points. All within Emsworth Conservation Area., RNO,08/07/2014

APP/20/00004 - Rowan (marked T1) reduce crown height by 3 metres and spread by 1 metres, to previous pruning points. Horse Chestnut (marked T2) reduce crown height and spread by 3 metres overall, to previous pruning points. Rowan (marked T3) reduce crown height by 2 metres and north section by 2 metres, to previous pruning points. Macrocarpa (marked T4) Reduce crown height and spread by 3 metres overall, to previous pruning points. Rowan (marked T5) Reduce crown height by 3 metres and east sector by 2 metres, leaving crown height of 8 metres and crown spread of 4 metres. All within the Conservation Area of Emsworth. RNO,03/03/2020

Also current application:

APP/20/00274 - Alterations to listed dwelling including the relocation of the existing entrance from King Street and the replacing the existing conservatory with a single storey extension; 400mm high trellis along top of the boundary wall (part southern and western boundary as shown).

3 Proposal

Listed Building Consent for alterations to listed dwelling including the relocation of the existing entrance gate from King Street; replacing the existing conservatory with a single storey extension with new and replacement roof lights; and addition of 400mm high trellis along top of part of the boundary wall.

Listed Building Consent is required to alter and reconfigure the infill single storey kitchen and conservatory area that sits behind the curved boundary wall. The replacement sun room would be some 1.6m deeper with an additional roof overhang, and be squarer linking the main house to the outer wall. Within the kitchen some internal walls would be taken out to open up the space and 3 small roof lights would be replaced with 2 larger ones (plus 2 more in the replacement sun room). The existing gate in the boundary wall would become a window and a replacement gate made some 2.2m to the east. Trellis of 400mm would be added along a stretch of the boundary wall from the replacement conservatory along the southern and eastern walls.

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

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))
CS15	(Flood and Coastal Erosion)
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

E22	(Amenity and pollution)
E5	(Chichester Harbour Area of Outstanding Natural Beauty)
E1*	(High quality design)
E13	(Historic environment and heritage asset)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H2	(Buildings of Local Historic Interest)
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**

Conservation Officer
No Objection - summary:

Background

Wharf House is located on King Street in the Emsworth Conservation Area. It is a Grade II listed building in residential use. It comprises three storeys with a west facing frontage and has a large, flat roof extension to the south elevation which also forms the boundary King Street. The building is a highly attractive and well-preserved example of an early C19 Georgian House. It has a very large garden which extends down to the harbour inlet and includes a jetty and a outbuilding with its own clock tower.

Over time the main house has been altered with the addition of a large flat roof extension to the south elevation. This forms the boundary with King Street and includes a wooden gate providing access to the grounds directly from King Street. A 2.5-3m high brick wall continues along the boundary which has been obviously repaired and rebuilt in various sections. There has also been the relatively recent addition of a conservatory / orangery to the rear elevation.

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.

Considering potential impacts

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Proposal:

The proposal comprises several elements:

1. Alterations to the internal layout within the existing kitchen / utility area
2. Demolition of orangery and construction of a single storey rear extension
3. Relocation of existing gate onto King Street
4. Erection of a 400mm high trellis along the top of the south facing boundary wall.

Officer Response:

Internal alterations

The proposed layout would reconfigure the kitchen space which is mainly contained with the extended part of the dwelling on the south elevation. A plan was provided to show which sections of wall are to be removed (Drwg No 19165-04). These sections are not contained within the main historic section of the house and therefore no objection is raised to their removal.

Construction of new single storey rear extension

This would replace the existing conservatory which a relatively modern addition and its loss would not affect the historical significance of the heritage asset. The proposed extension would feature a flat roof which would be the same height as the existing extension. It would feature floor to ceiling height glass on two sides and two roof lights windows. The extension would blend in to the existing flat roof section and not compete with the historic part of the building. Subject to the agreement of appropriate materials which can be secured via a planning condition, no objections are raised to this element of the proposal.

Relocation of existing gate onto King Street

The proposal for this is to infill the existing gate with a new window and create a new gate opening within the existing King Street boundary wall. The infilling of the gate would be acceptable subject to the agreement of window details and materials. The creation of a new gate opening would require the loss of part of the boundary wall. However, on closer inspection it appears that this section of the wall has already been replaced with obviously modern brickwork and as such the loss of this section of the wall would not affect the significance of the heritage asset. However, the replacement gate should feature the same brick detailing as the existing gate and be recessed into the wall in a similar manner. Details of the gate including materials and finish will need to be agreed via a planning condition.

The proposal for the 400mm trellis does not raise any heritage objections.

The Heritage Statement submitted with the application concludes that the proposed works would not affect the historical significance of this heritage asset, or adversely affect the character of the conservation area which in turn, is also a heritage asset.

Conclusion

Subject to the following conditions, no objections to the application are raised from a heritage perspective.

1. A schedule/samples of all materials to be agreed prior to construction
2. Details of the gate including brickwork detailing and the finish paint or stain colour of gate to be provided prior to construction
3. Details of new windows to be provided including full scale or 1:5 glazing bar details if applicable.

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: 6

Number of site notices: 1

Statutory advertisement: 24/04/2020

Number of representations received: 0

Comment	Officer Comment
None 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 Listed Building and Conservation Area

(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. Since the site lies within a Conservation Area and affects a Listed Building, Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the determination of this application requiring special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest, as well as the desirability of preserving or enhancing the character or appearance of a conservation area.

(ii) Impact upon Listed Building and Conservation Area

7.3 The impact of the proposals on the character and appearance of the Listed Building has been carefully assessed by the Council's Conservation Officer. It is considered that generally the proposed works replace a 1980's conservatory with a more modern flat roofed sun room of slightly larger footprint but similar height. It would join the corner of the main house with a fully glazed, lightweight elevation, thus not visually hindering the key corner of the historic building. The more modern design with fully glazed elevations would provide a simple yet sympathetic design solution that would not detract from the historic fabric of the building. The proposed internal alterations to the kitchen are not within the historic core of the property. The altered gate position within the King Street boundary wall would create an additional opening. It is noted that the brick wall has already been subject to change over the years with some existing modern brick work patches. The existing gate would become a window - overall the change is modest and in a section of wall that is not entirely original and as such the historic significance would not be lost. On this basis there is no objection to the proposal which would not harm the character or integrity of the Listed Building.

7.4 In terms of preserving or enhancing the character of the Conservation Area it is noteworthy that due to the height of the boundary wall the existing conservatory is not visible from the public area. The replacement sun room would be equally un-visible. It is the alterations to the boundary wall from making the existing gate a window and inserting a new gate, as well as the addition of the trellis above, that would have the only limited impact on the external appearance of the site and its setting. Provided the new opening and gate are appropriately detailed with brick header arch, recessed etc, then the visual appearance of the alterations would be sympathetic to the historic character of the wall. These details can be conditioned. It is noteworthy that the addition of the trellis would result in a marginal increase in the height of the wall, but its minimal scale and natural material, presumably enabling plants to climb in the long run, would continue to preserve the character of the conservation area.

7.5 Overall the design and appearance of the proposed alterations are therefore deemed appropriate in context to the host Listed Building, with no substantial or less than substantial harm having been identified to the Listed Building and would preserve the setting of the Conservation Area. A heritage statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations). The proposal is therefore considered to be acceptable, meeting the requirements of Policies CS11 and CS16 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations) and the statutory duty set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is noted no letters of objection were received in respect of the Listed Building application.

8 Conclusion

- 8.1 The conservation officer is of the opinion that the proposal preserves the character of this Grade II Listed Building and the character and appearance of Emsworth Conservation Area in accordance with Section 66 and 72 and Policies CS11 and DM20. It is therefore considered to be acceptable and is recommended for listed building consent to be granted, subject to conditions.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/20/00275 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:

Heritage Statement by Helyer Davies Architects Ltd dated March 2020
Design & Access Statement by Helyer Davies Architects Ltd dated March 2020
Site Location, Block Plan and Existing Plans Drawing Number 19165-01
Existing Elevations Drawing Number 19165-02
Proposed Plans and Elevations Drawing Number 19165-03 Rev A

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall commence until samples and a full specification of the materials to be used externally on the hereby approved sun room, including facing brick, roofing material and sliding door material and colour, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: In order to safeguard the building's special architectural and historic interest and in accordance with Policies CS16 and CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 No above ground construction work shall commence until full details of the hereby approved new gate and its opening and reconfigured door to window in the boundary wall have been submitted to and approved in writing by the Local Planning Authority. Such information shall comprise:
- a) 1:20 plan and section of the new gate opening including brick header arch detailing
 - b) material and finish paint or stain colour of gate
 - c) 1:5 plan of new window frame including glazing bar detail if applicable, material and finished colour
 - d) 1:20 plan and section of window opening with detail of any reconfigured brick header, brick cill and infill below
- All works shall be carried out in full accordance with the approved details and be retained thereafter.

Reason: In order to safeguard the building's special architectural and historic interest and character of the Conservation Area, in accordance with Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.