

Heritage Team Response

Date – 21/9/2020

APP/20/00274 and 275 – Wharf House, 30 King Street, Emsworth

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.

The revised National Planning Policy Framework (NPPF) was published in February 2019 and sets down the policies that the Council must take into account when determining planning applications. The 'Historic Environment Good Practice Advice in Planning Note 2', states at paragraph 4:

'The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest' and provides at paragraphs 8, 9 and 10 that in order for the Local Planning Authority to make decisions in line with legal requirements, the objectives of the development plan; and, the policy requirements of the NPPF, great importance is placed on understanding the nature, extent and level of the significance of the heritage asset.

The revised NPPF (February 2019) sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs:

'184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

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.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed

buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

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 within 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 is 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.

Rachael McMurray

Senior Conservation Planner

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