

Shared Heritage Services Team response

APP/20/00029

17 High Street, Emsworth

The site is located in the High Street in Emsworth Town Centre and within the Emsworth Conservation Area. It comprises a butcher's shop and store at the ground floor level and ancillary office accommodation on the upper two floors. It is located adjacent to the Clock Tower which is used a café and which has a front forecourt seating area, of which the side elevation of the application site, runs alongside of. The closest listed building to the site is No. 13 High Street, further north.

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 proposed works relate to an area at the rear of the building, where there is currently an issue with water ingress. The proposal is to replace the existing rear flat roof and build up the height of the existing external wall and to relocate an external door.

With regards to the impact on the designated heritage asset, that being the conservation area in this case, it is considered that the impact would be negligible. This is due to the works being located to the rear of the building and not highly visible from the public realm. Overall is considered that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area. Matching materials are proposed, with a lead coping being including along the proposed parapet, all of which are supported.

Conclusion - No objection

Condition:

- Matching materials

13/2/20