
Site Address: 3 The Old Flour Mill, Queen Street, Emsworth, PO10 7BT
Proposal: Listed Building application to reconfigure internal layout of existing office/workshop unit to form 3no separate units.
Application No: APP/19/01040 Expiry Date: 12/12/2019
Applicant: Mr Baker
Agent: Mr Wild Case Officer: Selina Donophy
Helyer Davies Architects Ltd
Ward: Emsworth

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

This application site is The Old Flour Mill, situated on the North side of Queen Street, within the Emsworth Conservation Area. The site comprises of a 3no. storey converted flour mill which is Grade II listed and currently used as offices. To the rear of the mill is a large extension which is also used as offices, with a separate entrance. To the rear of this is a parking area to serve the offices.

2 Planning History

APP/19/01039 - Reconfiguration of internal layout to existing office/workshop unit to form 3no separate units. Application being considered concurrently with this proposal.

3 Proposal

Listed Building application to reconfigure internal layout of existing office/workshop unit to form 3no separate units. The proposals seek to alter the existing layout of unit 3 which is contained in the extended (not original) part of the site to form the following new units :

- Unit 2 annex (accessed from unit 2)
- Unit 3 workshop and store
- New Mill Office

This subdivision would be carried out with the erection of timber stud walls finished with Gyproc Soundbloc plasterboard.

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

- 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)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Grade 2

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

The proposed partitions to subdivide the unit will have minimal impact on the building. As the proposal would not require the disruption or removal of any historic fabric, it is my consideration that it would be unlikely to cause any harm to the designated heritage asset. As such, I have no objections to the application.

Conclusion

No objection

Chichester Harbour Conservancy

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection

A site visit was made 24.10.19 and regard had to the Policy framework* below.

Rear part of Grade II Listed Building divided into a number of business units, so not visible from the street and only really seen from adjacent surface car parking.

These internal works will have no impact to the AONB landscape and should preserve the integrity of this part of the Grade II Listed Building, whilst making more flexible business space.

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: 19

Number of site notices: 1

Statutory advertisement: 25/10/2019

Number of representations received: 0

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 Listed Building

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

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.

(ii) Impact upon the Listed Building

This proposal comprises of internal alterations to form three separate units with additional access proposed between the unit 2 annex and unit 2. The internal walls would be timber stud walls finished in Gyproc Soundbloc Plasterboard. The Council's Conservation Officer has assessed this proposal and is of the mind that the proposed internal alterations will not result in any loss of any historic fabric or cause any harm to the designated heritage asset. The Chichester Harbour Conservancy has also been consulted and have stated that the internal works should preserve the integrity of the Listed Building.

The proposal would be in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies CS11 of the HBLP (Core strategy) and DM20 of the HBLP (Allocations). Overall the features and setting of the Listed Building would be preserved.

8 Conclusion

This proposal to partition off space to create separate office units is considered 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/19/01040 subject to the following conditions:

- 1 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.
Reason: To comply with 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:

19122-01 existing and proposed plans
Design and access statement and heritage statement received 18.10.2019

Reason: - To ensure provision of a satisfactory development.