

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)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

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

Chichester Harbour Conservancy

Chichester Harbour Conservancy Recommendation – No objection

Suggested considerations –

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms / to match the existing on site
- any and all roof lights / skylights on the building should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)

Given the application sites setting, the proposal is not considered to be unduly prominent to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB) in terms of character or in relation to wildlife conservation and protection.

Conservation Officer

Proposal:

Listed building consent is being applied for internal alterations and refurbishment of the property including the replacement of bifold doors and the incorporation of 2no. frosted roof

lights and the erection of a greenhouse.

More specifically, the proposal includes the following elements:

Replacement of timber bifold doors on existing modern extension to aluminium doors.

Modern flooring to be replaced with similar style (wood)

New shelving and storage

Existing opening in the middle of kitchen to be enlarged and existing doors removed

Alterations to layout in modern extension area

Two new roof lights in the existing pitched roof (GF) on north facing elevation.

New stud wall and door at FF to create new landing area.

Alterations to layout at FF level.

New we in garage

New timber frame greenhouse to be located in garden next to western boundary wall

The proposed green house would be constructed of timber, using reclaimed bricks for the base. It is proposed to be a mono pitch roof style, attached to the boundary wall, which is a style well suited for a large Georgian property. Subject to suitable materials being used, this would be acceptable.

The proposed internal works relating to the layout are considered to have a negligible impact on the harm to the significance of the building. The reason being that several alterations to the building have already taken place such as the removal of original flooring, the opening of the rear wall to connect into the rear extension, installation of stud walls at first floor level and therefore no historic fabric would be lost.

The proposal for 2no. roof light windows in the north elevation is acceptable subject to the use of appropriate conservation roof style widows. A condition for this is suggested (see below).

Conclusion

Overall, the proposals are considered to have a negligible impact on the significance of the historic asset and are in accordance with national and local planning policy relating to heritage assets. I am therefore supportive of the applications subject to the following conditions:

1. No work shall commence until new external door details have been provided. Such information to comprise: - 1:20 plan, section and elevations shown in context with the opening within it is set. Details of finishes and the method of opening to be provided. The details shall be submitted to and approved in writing by the local planning authority and thereafter carried out in full accordance with such approval and be retained thereafter

Reason: In order to safeguard the building's special architectural and historic interest.

2. Material samples relating to the hereby approved external greenhouse (including the base brick) to be provided and agreed in writing by the local planning authority.

Reason: In order to safeguard the building's special architectural and historic interest.

3. No work shall commence until manufacturers details of the proposed rooflights, including details of how they sit within the roof, have been submitted and approved in writing by the local planning authority. All work shall be carried out in accordance with such approval.

Reason: To protect the character of the listed building.

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: 16

Number of site notices: 1

Statutory advertisement: 06/12/2019

Number of representations received: 0

Comment	Officer Comment
No comments 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 the Listed Building and Conservation Area

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The building is however Grade 11 Listed. 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.

7.3 The Council has a statutory duty under the planning (Listed Buildings and Conservation Areas) Act 1990 to properly assess the impact of development proposals on designated heritage assets. The designated heritage asset most significantly affected by the present proposals is the Emsworth Conservation Area., both directly and its setting . The National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) provide additional guidance on the interpretation. The current proposals primarily affect the Emsworth Conservation Area and its setting. Any decisions relating to conservation areas (including their setting) must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular section 72) as well as satisfying all the relevant policies within the National Planning Policy Framework and the Local Plan . In basic terms new development needs to be informed by the characteristics that contribute to the character of the conservation area and be designed to at least preserve or preferably enhance these qualities

(ii) Impact upon the Listed building and Conservation Area

7.4 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.

7.5 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.

- 7.6 This proposal comprises of internal alterations, the replacement of bi-fold doors and the addition of 2 frosted roof lights and a greenhouse. The bi-fold doors would be situated on the Southern elevation of the property and would replace the existing timber doors with aluminium and the roof lights would be in frosted conservation style, located on the Northern elevation serving the ground floor ensuite bathroom. The greenhouse would be located adjacent to the Western boundary wall and would have a lean to style roof, constructed of a timber frame with glass panelling as well as reclaimed brick to match the existing garden wall. Internal alterations include the conversion of a cupboard located off the main living area into a WC , the replacement of the tiled entrance hall floor with timber flooring, alterations to storage units and the enlargement of the opening in the middle of the kitchen coupled with the removal of the existing doors. Other internal alterations include alterations to flooring in the kitchen and the removal of the door leading into the WC on the Northern side of the property as well as the addition of a WC in the garage.
- 7.7 The council's conservation officer has visited the site and has stated that a conservatory of this style is well suited to a large Georgian property such as this. The roof lights proposed are also deemed to be acceptable on the condition that a conservation style roof light is to be used and subject to further details being provided. The proposed internal works to the property were assessed to have a minimal impact on the significance of the building as alterations have already taken place, therefore no historical fabric would be lost.
- 7.8 The works would not be visible from the public realm as they are proposed to the rear of the property, of which is situated in a fairly large plot, where the proposed works would remain modest in terms of visual impact. Comments from the Chichester Harbour Conservancy also highlight that this proposal would have a minimal impact upon the appearance of this Area of Outstanding Natural Beauty (AONB).

8 Conclusion

- 8.1 The proposed internal and external works would not be harmful to the historic core of this Grade 2 listed building nor the appearance of the Emsworth Conservation Area. Therefore this application is considered to be acceptable and it is recommended that listed building consent be granted.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/19/01159 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:

19123-01 existing plans, location and block plan
19123-03 proposed ground floor plan and South elevation
19123-04 proposed first floor and garage plans
19123-05 proposed greenhouse
Design and access statement November 2019
Heritage Statement November 2019

Reason: - To ensure provision of a satisfactory development.

- 3 The works hereby permitted shall not commence until new external door details have been provided. Such information to comprise: - 1:20 plan, section and elevations shown in context with the opening within it is set. Details of finishes and the method of opening to be provided. The details shall be submitted to and approved in writing by the local planning authority and thereafter carried out in full accordance with such approval and be retained thereafter.

Reason: In order to safeguard the building's special architectural and historic interest having due regard to planning policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 4 The greenhouse hereby permitted shall not commence unless and until material samples relating to the hereby approved external greenhouse (including the base brick) have been submitted to and agreed in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to safeguard the building's special architectural and historic interest having due regard to planning policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 5 No work shall commence until manufacturers details of the proposed rooflights, including details of how they sit within the roof, have been submitted and approved in writing by the local planning authority. All work shall be carried out in accordance with such approval.

Reason: To protect the character of the listed building having due regard to planning policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.