
Site Address: 15 King Street, Emsworth, PO10 7AX
Proposal: Alterations and refurbishment of existing listed building including changes to rear building roof and single storey rear extension.
Application No: APP/19/00514 Expiry Date: 09/07/2019
Applicant: Mr Morley
Agent: Mr Davies Case Officer: Lesley Wells
 Helyer Davies Architects Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The application property is a Grade II Listed two-storey detached house dating from the early 19th century. The property has a symmetrical appearance to the front and a catslide roof to the rear which has been altered with the addition of some modern dormers with uPVC windows. It is constructed with blue header walls with red flush dressings, brick dentil eaves and a clay tile roof. Windows to the front of the property are of white painted timber construction of a sliding sash design. To the rear the property has a modern single storey extension finished in brick, dark timber cladding and concrete roof tiles. An historic well is situated to the immediate south of the main house within the rear curtilage, covered over by a patio. The property is immediately fronted by the road and is located within the Emsworth Conservation Area, close to the town centre, and within the Chichester Harbour AONB.

The List Description reads as follows:

"House. Early C19. Brick, with a tile roof. Symmetrical front (north-east) of 2 storeys, 3 windows. Blue header walls with red flush dressings, brick dentil eaves, quoins, 1st floor projecting bands, rubbed cambered arches to the ground floor, plinth. Sashes (Victorian to the ground floor). main doorway with 6-panelled (2 top-glazed) door."

2 Planning History

99/57060/000 - Notification of intention to fell a Cedar tree in the rear garden of 15 King Street within Emsworth Conservation Area, RNO, 22/04/1999
APP/18/00037 - Single storey rear and side extension., WD, 14/03/2018
APP/18/00038 - Listed Building Consent for single storey rear and side extension., WD, 14/03/2018
APP/18/00799 - Listed Building Consent for extension of habitable space into existing workshop area with installation of roof lights and other minor alterations, DEL,

3 Proposal

The application seeks planning permission for a single storey flat roofed rear extension, to connect to an existing family room, with a total increase in floor space of 16.7m². The proposal would provide an open plan kitchen/dinning and living space, with sliding doors providing access to a proposed patio area. Amended plans have

been submitted which show an existing well to be retained with a glass cover. Two large flat roof lights are proposed, for natural light. The existing kitchen is to be replaced, and it is proposed to remove an existing chimney, which is not functional, within the kitchen to provide more space.

The existing hipped roof over the family room would be removed; returning the barn roof with a gable end and re-tiling the roof to match the main house, with clay tiles.

The following works which are included in the proposal have been previously approved under references APP/18/00798 & APP/18/00799.

New entranceway with door to the western side of the house;
Replacement of all existing windows on the north-west and south-west elevations (currently uPVC and Crittall) with aluminium frame windows.
Existing dormers to be re-clad in timber.
The re-tiling of the barn, with clay tiles.
Replace the existing roof light over the stairs with a conservation roof light.

As to the planning permission granted under reference APP/00799, concerning the conversion of part of the barn to habitable space, due to the bowing of an existing external barn wall, the cost is considered too prohibitive for the applicant to implement.

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)
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)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy - No Objection

The proposal is not considered to be unduly prominent, given its setting, to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB)

Should the LPA be mindful to grant planning permission, the Conservancy suggests that the following stipulations are applied:

- 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 of the building should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)

- for glazed surfaces, the use of coated surface glass that is non-reflective to mitigate external reflective glare which might also assist with keeping heat in and radiation out for the respective seasonal changes.

Conservation Officer - Objection

Site

15 King Street dates from the early 19th century and is Grade II listed. It has a symmetrical appearance to the front and a catslide roof to the rear which has been altered with the addition of some modern dormers. It is constructed with blue header walls with red flush dressings, brick dentil eaves and a clay tile roof. The property is also located within the Emsworth Conservation Area.

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.

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 development proposals must conserve and enhance the historic assets of Havant'.

Assessment

The proposal follows a recent approval (APP/18/00798) for extension of habitable space into existing workshop area with installation of roof lights and other minor alterations.

This revised application differs in that it proposes alterations and refurbishment of the existing listed building including changes to the rear building roof and a revised single storey extension which extends from the rear elevation of the original house. This does follow a previously withdrawn scheme (APP/18/00037) which proposed a single storey rear extension, with a flat roof and lantern attached to the side elevation of the existing link extension.

At the time of that application, it was considered by the Conservation Officer that:

“the proposed flat roof would represent a crude addition to the listed building which would detract from the character of the listed building. It is essential especially on a property of this architectural quality that the detail of the design is well considered and applied. In this case the extension does not respect the character of the original listed building. While it is appreciated the rear of the building is a private view, the character and special interest is not confined to the street frontage. Listed buildings are viewed in the round and it is necessary to assess significance in relation to all proposals. The visual impact forms part of that significance.

It is also considered that the amount of rear wall which will open up the accommodation is over and above what would normally be acceptable. This wall delineates the rear elevation of the property’s historic core and its loss will alter the plan form (two rooms to front and two to the rear) of the dwelling to its detriment. No mention has also been given in relation to the well which sits very close to the rear wall. I can only assume as part of the proposals the well is to be filled in and lost? Again, this would harm the historic significance of the building.

In this context, the NPPF requires such harm to be weighed against the public benefits of the proposal. I cannot see any public benefits which would outweigh this harm”.

Whilst I can see that with the revised application, the roof lantern has been removed and also the fenestration glazing design is different, ultimately it is the same extension scheme which was previously withdrawn but with a greater expanse of flat roof area. I feel this has not overcome the concerns previously raised would therefore have to object on the same grounds as APP/18/00037.

Conservation Officer - 2nd Comment - No Objection Site

See previous response

Legislative and Policy Context

See previous response

Assessment

Amended plans received on 17/7/19, show the materials for the rear extension to be brick and glass, rather than timber cladding. The kinked layout of the extension is not ideal however, it is designed this way to allow the retention of the well. This is a historic feature which will be retained within the rear extension with toughened glass over the

opening.

Following a further site visit, it is seen that a pitched roof would be difficult to achieve on the extension as the dormer windows sit down so low on the rear roof slope. Furthermore, the roof of the rear extended section would inevitably need replacing as the existing concrete roof tiles are too heavy for the structure.

Therefore, given that the well is to be retained and that the materials have been amended to brick and simple glass, the proposal is considered to be acceptable from a heritage perspective and the relevant local and national planning policy.

If approval for both applications is granted, please include a condition for materials to be submitted and agreed on any planning decision for approval.

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: Not applicable.

Statutory advertisement: 24/08/2018

Number of representations received: 0

Comment	Officer Comment
None received	

7 Planning Considerations

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 grade II Listed Building and Emsworth Conservation Area
- (iii) Effect on neighbouring properties

- (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. In this case the works are to a grade II listed building within the Emsworth Conservation Area and the proposals are consider below.

- (ii) Impact upon the grade II Listed Building and Emsworth Conservation Area

The application seeks planning permission for a single storey flat roofed rear extension, to connect to an existing family room, with a total increase in floor space of

16.7m2. The existing hipped roof to the family room, which is attached to the barn's roof, would be removed, with a gable wall constructed to north east elevation of the barn. It is proposed that the roof of the barn would be re-tiled with clay tiles, to match the main house.

Other alterations referred to above, have already been granted planning permission under references APP/18/00798 and are acceptable in planning terms.

The Council's Conservation Officer (CCO) has provided comments. Initially the CCO raised an objection to the proposal, which is similar to that withdrawn under reference APP/18/00037. A site meeting was subsequently held to discuss the way forward, where it was recognised that "...a pitched roof would be difficult to achieve on the extension as the dormer windows sit down so low on the rear roof slope. Furthermore, the roof of the rear extended section would inevitably need replacing as the existing concrete roof tiles are too heavy for the structure." Following this meeting amended plans were submitted, which shows the retention of the historic well, covered with glass and "... the materials have been amended to brick and simple glass.". Following these amendments the CCO withdraw the objection, with a recommendation that a condition be imposed for materials to be submitted and agreed on any planning decision for approval, which reflects 2 of the conditions suggested by the Chichester Conservancy Council.(CCC). As to the CCC suggested condition relating to internal screen blinds to reduce light spillage, this is not considered reasonable or necessary for the proposal, due to the location of the site within the village, which is set back, with development in between, from the foreshore.

The design and appearance of the extension to the rear of the property, which would be in brick with simple glass, is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). A heritage statement and plans have been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations). Consequently, it is considered that the proposal would have an acceptable impact on the listed building and preserve the Conservation Area, meeting the requirements of Policies C11, CS16 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations) and the statutory duty set out in Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is noted no letters of objection were received with respect to the scheme.

(iii) Effect on neighbouring properties

The proposal would be single storey (approximately 3 m high) and an extension of an existing family room (following the removal of the hipped roof, and its replacement with a flat roof) which would have no material impact on the residential amenity of neighbouring properties, due to its location within the plot and size. As to replacement windows at first and second floor level, which have already been approved, these would remain similar to the existing windows in their positions, proportions and scale and as such would have no additional impact upon neighbour amenity relative to the existing fenestration. The proposed roof light (previously approved) would not result in overlooking of neighbouring properties or their curtilage. The development is therefore considered to be acceptable with regard to residential amenity. It is also noted no objections were made with regards to the proposal.

Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties

immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

The proposal would not be harmful to the character of the listed building or its setting, it would preserve the Emsworth Conservation Area and would not be harmful to residential amenity. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours.. Therefore it is considered to be appropriate and recommended for approval.

9. RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00059 subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Construction of the building(s) hereby permitted shall not commence until a specification of the types and colours of the cladding to be used on the dormers, including the provision of a sample panel of the external facing material and colour to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Notwithstanding any description of materials in the application no above ground construction works or alterations shall take place until samples and a full specification of the materials to be used externally on the buildings windows and rooflights have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:
 - a) Floor, section and elevation plan to a scale of 1:20 shown in relation to the window and rooflight location including opening (depth of reveal) and method of fixing the glazing.
 - b) Full size glazing bar section (where appropriate).

c) Details of finishes and methods of opening and finishes.

Only the materials and details so approved shall be used, in accordance with any terms of such approval.

Reason - To ensure that the detailing is compatible with the building's architectural/historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Site, Location, Block, Ground Floor, Proposed First Floor, Second Floor Plans, South West, North East, North West, South East Elevations - drawing No. 17091-002A

Existing Site, Location, Block, Ground Floor, Proposed First Floor, Second Floor Plans, South West, North East, North West, South East Elevations - drawing No. 17091-001

Reason: - To ensure provision of a satisfactory development.