

Recommendation: **GRANT PERMISSION**

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

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

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.

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.

Engineering/Drainage

No comments

Environment Agency

No comments

Hampshire Highways

I refer to your consultation in respect of the above planning application.

The proposal involves the provision of internal walls without a change of use. I therefore confirm the Highway Authority have no objection to this application.

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: 29/11/2019

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 character and appearance of the area
- (iii) Impact upon residential amenity

(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.

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 the area.

(ii) Impact upon the Listed Building and the character and appearance of the area

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 would have no impact on the AONB landscape.

This proposal would therefore be in accordance with Sections 66 and 72 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 appearance of the (Listed) building would be preserved.

(iii) Impact upon residential amenity

These are internal works with no change of use proposed and so impact upon residential amenity would be limited and acceptable.

8 Conclusion

The proposal to partition off space to create separate office units is considered acceptable and is recommended for planning permission to be granted , subject to conditions.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01039 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 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.