

Application – APP/19/01040

Site: Unit 3, The Old Flour Mill, Emsworth

Proposal – LBC to reconfigure internal layout of existing office / workshop unit to form 3no separate units.

The property, The Old Flour Mill, is situated in 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.

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.

Legislative and Policy Context

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.

Assessment

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. subject to the following conditions:

Conclusion

No objection

Rachael McMurray

Senior Conservation Officer -13/11/19