

Recommendation: **GRANT LISTED BUILDING CONSENT**

02/66953/001 - Listed Building application for renewal of rear external staircase and balustrade and painting of south east and south west elevations., PERM,30/07/2002

02/66953/000 - Listed Building Application for internal alterations at ground and first floor levels and minor external alterations including re-building external walls and insertion of new window openings., PERM,18/03/2002

04/66953/002 - Listed Building Consent for refurbishment of existing garage., PERM,08/07/2004

05/66953/003 - Listed Building Consent for repositing of 2No. roof lights for garage, previously approved under Listed Building Consent No. 04/66953/002., PERM,22/07/2005

06/66953/004 - Listed Building Consent for replacement of first floor bay window and front door and columns by front door, which are to be repaired and reinstated. , PERM,14/08/2006

08/66953/005 - Notification to fell 2No. Cherry trees, 2No. Pear trees, re-pollard 3No. Bay trees and fell 1No. Apple tree, all within Emsworth Conservation Area., RNO,19/01/2009

APP/11/01154 - Crown reduce 3No. Holly trees by 0.3m (to previous pruning points) within Emsworth Conservation Area. , RNO,26/10/2011

APP/11/01381 - Listed Building Consent for a railing to the front of the property with a brick base; existing porch roof to be re-leaded and firing added; existing valley gutter to be replaced; proposed brick piers to buttress garden wall; rear double doors to existing garage; existing internal timbers to be treated and replaced and existing loft space insulated., PERM,27/10/2011

APP/12/00032 - Crown thin 1No. Pear tree by 20% and reduce height by 90cm; remove crossing limbs and possible felling of 1No. Cherry tree; reduce height of 6No. Bay trees by 1m to previous pruning points; reduce height of 1No. Pear tree by 90cm and thin by 20%. All trees within Emsworth Conservation Area., RNO,22/02/2012

APP/13/01225 - Cut back to previous pruning points Bay trees (T1 - T3), Holly (T4), Bay tree (T5) and Holly (T6 - T7) all within Emsworth Conservation Area. , RNO,10/01/2014

APP/15/01267 - Installation of 16no. solar panels positioned within a roof gulley on the main property. , WD,11/01/2016

APP/15/01268 - Listed Building Consent for installation of 16no. solar panels positioned within a roof gulley on the main property. , WD,11/01/2016

APP/16/00974 - Listed Building Consent for the removal of existing external doors and adjoining windows of the living room at the rear of the property and installation of bi-fold doors. Replacement roof over living room. Removal of existing internal structural column in ground floor living room and installation of goal post structure. (Approved 15/11/2016.) Request to Discharge Condition 2 (07.12.2016)., PERM,15/11/2016

3 Proposal

The application seeks Listed Building Consent for: Alterations to Listed Building including frosting of window on eastern elevation and internally blocking up; replacing kitchen floor with stone; raising lintel in kitchen; and replacing windows on western kitchen elevation to include incorporation of French doors.

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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

APP/18/01199 8 King Street, Emsworth

Principal Conservation Officer No Objection

The property is Grade II listed and is also situated in the Emsworth Conservation Area. The key tests from a heritage perspective are the impact on the architectural/historic interest of the listed building and the impact on the character and appearance of the conservation area.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

The proposed alterations are localised in their impact on character and historic fabric and as such do not imply any significant harm. The works will improve the overall flow and use of the existing dwelling and the materials proposed to be used are of a good quality.

As part of the proposals an existing window is to be removed and, in its place, a set of timber French doors would be installed. This would mean the removal of a small amount of brickwork. The existing window appears to be constructed of fairly modern joinery and therefore the replacement with new doors will not remove any fabric of particular historic interest. The design of the doors themselves does not appear to be out of character with the rest of the dwelling and will sit comfortably on this listed building.

In consideration the proposals would not harm the historic or architectural interest of the building and are therefore acceptable.

Conditions:

1) Scaled details of doors to be submitted

No doors to be constructed until...

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: 8

Number of site notices: one

Statutory advertisement: 07/12/2018

Number of representations received: 0

Comment	Officer Comment

Summary:

Comment:

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

(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.

7.3 Since the application is a listed building and is situated within a Conservation Area the proposal must therefore be assessed against the relevant parts of the Planning (Listed Buildings and Conservation Areas) Act 1990.

((ii) Impact upon the Listed Building

7.4 The application property is a grade II listed building and therefore particular consideration needs to be given to the historical importance of the building when assessing the proposed changes. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Planning Authorities to have special regard to the desirability of preserving listed building or their setting or any features of special architectural or historic interest which they possess.

7.5 As part of the proposals an existing window is to be removed and, in its place, a set of timber French doors would be installed. This would mean the removal of a small amount of brickwork. The existing window appears to be constructed of fairly modern joinery and therefore the replacement with new doors will not remove any fabric of particular historic interest. The design of the doors themselves does not appear to be out of character with the rest of the dwelling and will sit comfortably on this listed building.

7.6 The other works proposed include frosting of window on eastern elevation and internally blocking up, externally the character of the building would be retained. Replacing kitchen floor with stone to match that in the dining room. The existing timber floor and tiling is not original. Raising the lintel in kitchen, which would match the internal ceiling height. These proposed alterations together with some minor works have been assessed by the Conservation Officer who advised that the alterations are localised in their impact on the character and historic fabric and as such do not imply any significant harm. The works will improve the overall flow and use of the existing dwelling and the materials proposed to be used are of a good quality.

- 7.7 It is considered the proposals would not harm the historic or architectural interest of the building and are therefore acceptable, meeting the requirements of policy CS11 of the HBLP (Core Strategy) and relevant paragraphs of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(iii) Impact upon the character and appearance of the area

- 7.7 The application site is situated within the Emsworth Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") required local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In addition the site lies within the boundary of the Chichester Harbour AONB.

- 7.8 The proposed works would sit comfortably on this listed building and as such would not have a substantial or negative impact upon the visual amenity or historic character of the wider locality. The proposal would therefore contribute to conserving the appearance and special quality of the Conservation Area and the AONB, in accordance with policies CS11 and CS12 of the Havant Borough LP (Core Strategy) and relevant paragraphs of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(iv) Impact upon residential amenity

- 7.9 The proposed works are of a minor nature and are not considered to impact the neighbouring properties.

8 Conclusion

- 8.1 The proposed alterations would preserve the special architectural and historical importance of the listed application property and the character and appearance of its setting. The proposal is therefore recommended for Listed Building Consent.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/18/01199 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:

Design and Access Statement
Plans and elevations Dwg no 18160-01

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the new doors have been submitted to, and approved in writing by the Local Planning Authority. The details shall comprise:-

- a) Plans to clearly identify the door in question and its location within the property by cross referencing to an elevation drawing or floor plan for the avoidance of doubt;
- b) 1:20 elevation and plan; 1:5 section and full size glazing bar detail - the details to include the position of the door within the opening (depth of reveal) and method of fixing the glazing (putty or beading); and
- c) The materials used, method of opening and finishes.

The works shall be 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 and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.