

Annex:

I am writing with reference to the most recent planning application for the development of the Town Brewery and the reasons given for refusal of the application 19th December 2018. The summary of the objection from the conservation officer is as follows:

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, decision makers are required to have special regard to the to have special regard to the desirability of preserving or enhancing the character and appearance of that area. In exercising this duty in this case and for the reasons set out above I consider the proposal would fail to preserve the character of the conservation area and would cause less than substantial harm.

While I can fully understand the need to conserve the "strong characterful appearance" of the front of the building on West Street, I cannot quite see the logic of your objection to the proposals for the rear of building where most of the work is to take place. You acknowledge that "the rear of the site has little wider public visibility (and none from the harbour shoreline), as it is obscured from main public vantage points by the surrounding built form."

Furthermore, I note that regarding the impact on my property at 1E School Lane you state the following:

it is considered that the proposed development would not have a significant adverse impact on the amenities of neighbouring properties with regard to loss of sunlight/daylight, overlooking or overbearing impact. As such this revised scheme has overcome the previous reasons for refusal.

Therefore in summary it would appear that the main objections to this latest application comes down to the building of another flat roof extension adjacent to those which already exist, along with the relatively contemporary design and choice of materials. There are no other objections so please now set the above against what we have on the site at the moment.

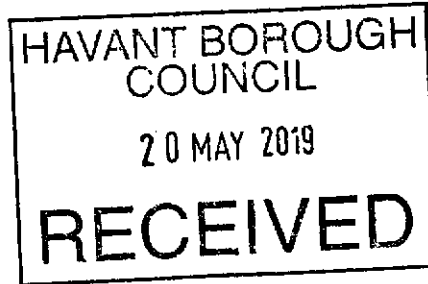
1. A scene of dereliction (see photographs) where much of what was proposed could only be said to be an improvement on the current state of the building a land.
2. A boundary between our property and the Town Brewery 'garden' which consists of a very old wall which has a significant 'lean' in a number of places. The overgrowth of unattended foliage on the other side cannot be doing this any good and quite possibly presents a danger.
3. Sightings and other evidence of rats running along the wall and through our small rear courtyard, a problem often caused when buildings and gardens fall into a derelict state.
4. Visual evidence of the progressive deterioration of the fabric of the building, particularly the roof. I can perfectly understand why Mr Starr, who owns the adjacent building to the right as seen from our house, is worried about existing and potential impacts to his property. There is a chimney stack that looks as if it could topple at any time soon and fall through the roof.

If you are serious about the implications of this building being in a conservation area then surely this would be preferable to doing nothing and simply allowing the building and land to fall into a state of disrepair that may become beyond economic redemption.

Yours sincerely

David Rowen

cc: Mr A.Ward, Mr M.Starr



1E School Lane
Emsworth
PO10 7ED

16th May 2019

Mr Lewis Oliver
Planning and Development Department
Havant Borough Council
Public Services Plaza
Havant

Dear Sir

Town Brewery 2-4 West Street, Emsworth, PO10 7DY - APP/19/00449

I write with reference to the recent planning application for the development of the Town Brewery. On 12th March, before this latest application was submitted, I wrote a letter to the Planning and Development Department, a redacted text of which is annexed to this letter.

Since that time, I have been able to preview the new plans as per the latest application and discuss these with Mr Paul Starr and with my neighbour at number 1D School Lane. We are of one mind that the time has come to pass the application so that work can get underway before further deterioration of the building begins to cause major problems for all.

The frontage of the building, which is on view to residents of Emsworth and to visitors arriving in the town, will retain its character and so will be in keeping with the requirements of the conservation area. However, any suggestion that the plans for the rear are not in keeping would be unreasonable. The backs of the adjacent buildings (to the left looking at the rear of the Town Brewery) are hardly beautiful. And opposite we have the unsightly electricity sub-station. Furthermore, this is not an area in which the general public would normally be seen walking around.

The new design looks very attractive. The windows of the new apartment extension are to be angled so inhibiting a direct line of sight in to our properties at 1D and 1E. The new twin gable ends looks very elegant from all angles and the living flat roofs are a nice feature.

I believe that in the previous application some objection was raised about the materials particularly the use of timber (or timber substitute) cladding. In my opinion, to object on these grounds would also be unreasonable given that cladding of this kind is to be found on many buildings in Emsworth, both old and new.

Subject to the usual checks concerning access, drainage etc, I would ask that you please take these comments into account and look favourably on the application so that work can get started as soon as possible. It is in the interests of all residents and owners of businesses in the town to see this interesting old building renovated and put to good use as per the latest application. I will add some comments online as per the usual process.

Thank you

Yours sincerely

David Rowen