
Site Address:	5A King Street, Emsworth, PO10 7AX		
Proposal:	Listed Building Consent for Single storey rear extension with roof lights.		
Application No:	APP/18/01059	Expiry Date:	21/12/2018
Applicant:	Ms McKenzie		
Agent:	Mr Chan	Case Officer:	Bee Crawford
	PWP Architects		
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 The application site is a Grade II listed sub-divided three storey property located towards the end of a row of three properties in Emsworth Conservation Area. It has a slate tiled pitched and hipped roof and elevations of beige multibrick and white painted render. The rear garden is of a modest depth consisting of a patio area and shrubs, enclosed with 1.6 metre high walls to all boundaries with pedestrian access to the rear. The site is level, located in King Street which is in the centre of the conservation area in Emsworth Town Centre.
- 1.2 The adjoining three storey listed properties are to the east and west and listed two storey properties are opposite and to the rear. The area is of medium density with a mixture of two and three storey detached, semi-detached and terraced properties of individual age, style and design reflecting the nature of the conservation area.

2 Planning History

01/59227/003 - Listed Building application for replacement second floor rear window and frame, refused 08/10/2001.
00/59227/002 - Listed Building application for replacement bathroom window at first floor level to rear elevation, permitted 05/06/2000.
95/59227/001 - Replacement of two windows and door with three glazed doors, ground floor level at rear, permitted.
APP/18/00258 - Listed Building Consent for internal alterations, permitted 24/05/2018.
APP/18/01058 - Single storey rear extension with roof lights, running concurrently with this application.

3 Proposal

- 3.1 The application is for Listed Building Consent for a single storey rear extension with roof lights.

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)
- CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

- DM20 (Historic Assets)

Listed Building Grade: Grade 2

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Thank you for consulting The Chichester Harbour Conservancy concerning the above planning submission. In its role in managing the Chichester Harbour Area of Outstanding Natural Beauty (AONB), The Conservancy has considered the submitted proposal against the Conservancy's planning guidance and principles - including The Chichester Harbour Management Plan (2014-2019), The Chichester Harbour Planning Principles (version 1.1 July 2017), and The Chichester Harbour AONB Joint SPD (May 2017).

Under the Chichester Harbour Conservancy fully delegated officer decision process, the Local Planning Authority (LPA) is hereby advised that the Conservancy makes the following comment in relation to the above application.

Chichester Harbour Conservancy Recommendation – No Objection

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

- schedule of materials to be as indicated on submitted application forms
- all roof lights should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)
- the glazed gable elevation should employ tinted glass to the above eaves panels and these should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies).

Officer comment: *The standard plans condition will address suggested stipulation (i); the latter two stipulations cannot be applied as conditions as they relate to internal works which do not require planning permission and could not be enforced. Informatives recommended instead.*

Conservation Officer, Development Control

Principal Conservation Officer - No Objection

5A King Street is Grade II listed and is located within the Emsworth Conservation Area. The building was originally two dwellings which, in the 1970s were split into 3 dwellings.

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 relevant consideration relating to the historic environment in this instance is the impact of the proposals on the listed building, its setting and any features of special architectural or historic interest which it possesses.

The proposed rear extension would represent a modest addition to this listed building. The design, scale and form of the extension is appropriate to the character of this historic dwelling and the surrounding area. Its height in particular retains a respectful subservience to the main house. I feel glazing the garden gable will produce a light and airy space that would offer a fairly lightweight form of architecture that has a minimal touch on the house.

Conditions:

Material samples

Window details

Guttering details

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: 9

Number of site notices: 1

Statutory advertisement: 02/11/2018

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) Appropriateness of design
- (ii) Effect on the character of the listed building and Emsworth Conservation Area

(ii) Appropriateness of design

7.2 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 proposal is for the construction of a single storey rear extension of a modest depth to extend the current dining area. Comments from the Principal Conservation Officer

confirmed the design, scale and form of the extension is appropriate to the character of this historic dwelling and the surrounding area. Its height in particular retains a respectful subservience to the main house and the glazing the garden gable will produce a light and airy space that would offer a fairly lightweight form of architecture that has a minimal touch on the house.

- 7.3 It is therefore considered to be acceptable, meeting the requirements of policies CS11 and CS16 of the HBLP (Core Strategy).

(ii) Effect on the character of the listed building and Emsworth Conservation Area

- 7.4 The property is a Grade II listed building in Emsworth Conservation Area. The Council's Principal Conservation Officer has provided comments and is of the opinion that the proposed works would have a minimal impact on the historic core of the property and as such, would conserve its character. It would have a neutral impact on the Conservation Area.
- 7.5 A design, access and heritage statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations). The works are considered to meet the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and preserve the appearance of the listed building.

8 Conclusion

- 8.1 The proposed single storey rear extension would conserve the character of the listed building and appearance of the Emsworth Conservation Area. It is therefore considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/18/01059 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 No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes), have been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure the materials and finishes to be used are appropriate, in order to maintain the architectural interest of the building and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 3 Notwithstanding the approved plans, the development hereby permitted shall

not be commenced until detailed drawings of the windows and doors have been submitted to, and approved in writing by the Local Planning Authority. The details to comprise:-

- (i) Plans to clearly identify the windows and doors in question.
- (ii) 1:20 elevation and plan; 1:5 section and full size glazing bar detail. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading)
- (iii) 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 CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 4 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the guttering and downpipes have been submitted to, and approved in writing by the local planning authority. All rainwater goods shall be of cast iron or die cast aluminium and painted black unless otherwise agreed in writing by the Local Planning Authority.

The details to comprise:-
1:20 and 1:50 elevations; including the method of fixing.

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 CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 5 No work shall commence on site until the following information and details have been submitted to and approved in writing by the Local Planning Authority:-

- (a) a drawing of the new roof structure showing principal timbers at scale 1:10;
- (b) eaves details at scale 1:5 (shown in situ) including the methods of ventilating the roof;
- (c) manufacturers details of the new rooflight(s), specifying the precise model with a section through the plane of the roof to show how it sits within the roof profile.

The works shall be carried out in full accordance with the approved details and shall be retained thereafter.

Reason - To protect the character and integrity of the Listed Building and ensure works are carried out in appropriate materials, and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

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

Drg no.1000	Proposed perspective view plan
Drg no.1200	Location and block plan
Drg no.1201	Existing and proposed ground floor plan
Drg no.1202	Existing and proposed roof plan
Drg no.1300	Existing and proposed section 1 plan
Drg no.1301	Existing and proposed section 2 plan
Drg no.1400	Existing rear elevation plan
Drg no.1401	Existing front elevation plan
Drg no.1410	Proposed rear elevation plan
Design, access and heritage statement	

Reason: - To ensure provision of a satisfactory development.