

Principal Conservation Officer – No Objection

Site

15 High Street, Emsworth is not listed but is located within the conservation area. It has elevations of red multibrick with a flat roof front projection at ground floor and a pitched tiled roof with a parapet wall.

The building was in use as a bank which has recently closed. It is now proposed as part of this application to put the building into a mixed use of A1/A2 use on the ground floor with residential units on the 1st and second floor.

Policy

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 indication that the building will have either a retail or a financial/professional unit is welcomed as this will ensure the lively and varied character of the High Street is maintained. The conversion of the upper floors of the building into 3 dwellings also appears acceptable in principle and this will put the rest of the building into an appropriate use. Little extension is required to convert the building other than for a small rear extension in the courtyard. The lightweight design and size of this extension will ensure it sits comfortably on the host building and will not harm the character of the conservation area.

A number of new façade changes (ground floor windows and door) are also proposed to make the conversion scheme workable. These appear to have been designed in a sensitive and traditional manner and will not look out of place on this building.

As such the proposals will preserve the character of the area and generally improve the overall appearance of the building. The mixed use of the building will also ensure the building is put to an appropriate use and is not allowed to deteriorate any further.

Conditions:

- Materials samples
- Window details 1:20 elevation 1:5 sections