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|-----------------|--------------------------------------------------------------------------|---------------|---------------|
| Site Address:   | Kepple Lodge, 5 West Street, Emsworth, PO10 7DX                          |               |               |
| Proposal:       | Listed Building Application for installation of gate (1829mm in height). |               |               |
| Application No: | APP/18/01001                                                             | Expiry Date:  | 03/12/2018    |
| Applicant:      | Mr Allerston                                                             |               |               |
| Agent:          | Mr Helyer                                                                | Case Officer: | Rachel Ballam |
|                 | Helyer Davies Architects Ltd                                             |               |               |
| Ward:           | Emsworth                                                                 |               |               |

Recommendation: **GRANT LISTED BUILDING CONSENT**

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## **1 Site Description**

- 1.1 The application property is a Grade II Listed, detached, two storey dwelling, The property is a Grade II Listed Building, described as: "...late C18, brick, stucco front, tile roof. Symmetrical roadside elevation of 3 storeys, 3 windows, with quoins, plinth, architraves... The west gable and wing contains the entrance, approached by steps and a stone paved path... The gateway through the brick boundary wall is of cast iron with short side rails, open work piers and single gate...".
- 1.2 The application site is located on the north side of West Street at the head of the cul-de-sac. The site is located within the Emsworth Conservation Area and within the Chichester Harbour AONB. The southern site boundary is bordered by a high brick wall which faces onto West Street and is considered a curtilage listed structure. A pedestrian entrance gate within the southern boundary, constructed from black painted iron railings, is positioned to the immediate west of the main dwelling. The northern site boundary is bordered by a 2m fence and mature vegetation and faces onto Havant Road.
- 1.3 Being the western most property within the street the plot tapers to the west. The garden lies within this tapered area, to the west of the dwelling, and the land is at a higher level than the fronting street, such that the curtilage listed wall to the southern boundary also serves as a retaining wall. Within the garden is a significant Mulberry tree and a significant Yew tree; neither tree is subject to a TPO, but both are protected by virtue of being within the Conservation Area. At the western peak of the application site is a single storey detached garage which is fronted by and accessed from West Street.

## **2 Planning History**

99/50514/004 - Notification of intention to crown reduce a Lime tree in the rear garden of Keppel Lodge, 5 West Street within Emsworth Conservation Area, RNO,28/05/1999  
96/50514/001 - Felling of 1 Lime tree within the rear garden in Emsworth Conservation Area, RNO,31/05/1996  
96/50514/002 - Demolition of 12-15m length of West Street boundary wall and re-erection to same height and brickwork pattern using matching bricks and mortar, PERM,11/06/1996  
96/50514/003 - , PERM,11/06/1996  
07/50514/005 - Raise pitched roof and dormer; pitched roof over flat roof all to rear elevation. Velux window to west elevation. Internal alterations. , PERM,04/02/2008  
07/50514/006 - Listed Building Consent to raise pitched roof and dormer, pitched roof over flat roof all to rear elevation. Velux window to west elevation. Internal alterations. , PERM,04/02/2008

08/50514/007 - Listed Building Consent for proposed internal alterations to create WC on the ground floor level. , PERM,25/03/2008  
 08/50514/008 - To pollard a Lime tree and to remove a Purple Plum tree within the curtilage of 5 West Street, within Emsworth Conservation Area., RNO,06/05/2008  
 08/50514/009 - To fell a Quince tree within the curtilage of Keppel Lodge, 5 West Street, Emsworth, within Emsworth Conservation Area., RNO,02/06/2008  
 08/50514/010 - Discharge of Condition No. 2 for Planning Permission 07/50514/006., PERM,03/07/2008  
 09/50514/011 - Addition of trellis to top of existing boundary wall., REF,15/05/2009  
 09/50514/012 - Listed Building Consent for addition of trellis to top of existing boundary wall., REF,15/05/2009  
 09/50514/013 - Addition of trellis to top of existing boundary wall., WD,16/07/2009  
 09/50514/014 - Listed Building Consent for addition of trellis to top of existing boundary wall., WD,15/07/2009  
 APP/13/00964 - Single storey rear extension, PERM,25/03/2014  
 APP/13/00965 - Listed Building Consent for single storey rear extension, PERM,25/03/2014  
 APP/14/01065 - Reduce branches of 1No. Yew on the south side by 1m; pollard 1No. Lime to previous pollarding points; crown reduce 1No. Bay by 1.5m. All trees within Conservation Area of Emsworth., RNO,15/12/2014  
 APP/16/00227 - Removal of section of boundary wall and creation of parking bay in rear garden., PERM,07/06/2016  
 APP/16/00511 - Listed Building Consent for removal of section of boundary wall and creation of parking bay in rear garden. Approved (17.06.16). Request to discharge condition 4 (29.06.18)., PERM,17/06/2016

APP/18/00680 - Internal alterations to ground floor including removal of internal stud walls, removing dry lining on southern wall and re-lime plastering and removal of sanitary ware in shower room., PERM,24/08/2018  
 APP/18/01000 - Installation of gate (1829mm in height). **Current application being considered alongside Listed Building Application**

### **3 Proposal**

- 3.1 Previous application APP/16/00511 granted Listed Building Consent for the removal of a 3.4m section of the southern boundary wall so as to facilitate use of part of the rear garden for the parking of 1 no. vehicle.
- 3.2 The current application proposed the installation of sliding gates to infill the 3.4m gap in the southern boundary where the section of wall was previously removed. The gates would be constructed from black painted iron bars, similar in appearance to the existing pedestrian access gate, and would achieve a maximum height of 1.83m.

### **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)                                                             |

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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: Grade 2

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### **Conservation Officer**

No Objection

Keppel Lodge is a Grade II listed dwelling that dates from the 18th century. It is also located within the Emsworth Conservation Area. The proposal seeks planning permission and listed building consent for the construction of a sliding black metal gate across the existing access.

The ornate design of the gate appears to appropriate to the period of the dwelling and will match that of the existing pedestrian gate. The height of the gate will also sit lower than the existing wall which ensures that it is not overly dominant. As such it is considered that gate will be in keeping with character of the listed building and the conservation area.

## **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: 10

Number of site notices: Not applicable.

Statutory advertisement: 19/10/2018

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) Impact upon Heritage Assets
- (ii) Impact upon the character and appearance of the area and AONB

(i) Impact upon Heritage Assets .

7.2 The main dwelling is a Grade II Listed building whilst the southern boundary wall is a curtilage listed structure. The application site is also situated within the Emsworth Conservation Area; the Emsworth Conservation Area Character Appraisal document notes the historic context of West Street as being the line of the original Roman Road.

The proposed gates would be in-keeping with the existing pedestrian access gate to the west of the main dwelling and of an appropriate scale and style within the context of the historic boundary wall and listed host property preserving the character of the Listed Building and its setting. The gates would not be considered to impact negatively upon the special character or quality of the application site or the wider Conservation Area.

- 7.3 The proposed gates would not have a negative or irreversible impact upon the historic fabric or integrity of the curtilage listed wall. It is noted that no concern or objection in respect of the proposed gates has been raised by the Conservation Officer.

(ii) Impact upon the character and appearance of the area and AONB

- 7.4 The proposed gates would achieve a height slightly lower than that of the existing boundary wall and in that regard would not appear over large relative to their setting. The iron bar design would further lessen the visual impact of the gates, which by reason of their scale and style would not represent an imposing form of development as visible within the street scene. The gates would be in-keeping in their overall appearance with the existing pedestrian access gate (also within the southern boundary) and would not be incongruous in their character relative to the host property or surrounding neighbouring development.
- 7.5 The application site is situated within the Chichester Harbour Area of Outstanding Natural Beauty. The proposed gates would not impact negatively upon the visual amenity of the locality and in that regard would be considered to conserve the character and quality of the AONB. The proposal would therefore be in accordance with Policies CS12, CS16 and DM8 of the HBLP (Core Strategy).

## 8 Conclusion

- 8.1 The development is considered to be acceptable and it is recommended that listed building consent be granted.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/18/01001 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:  
18103-03 Proposed Gate  
Design and Access Statement  
Heritage Statement  
**Reason:** - To ensure provision of a satisfactory development.