

Principal Conservation Officer – amendment required

55 High Street is a Grade II listed 3 storey mid-terraced property located within the centre of Emsworth. The building is also located within the Alton Conservation Area.

The proposals seek to change the use of the building from a dental use to a mix of office use and residential use. The ground floor is to be used as an office/studio space and the first/second floor as a one bedroom flat.

It is likely the building would have originally been a residential dwelling prior to its use as a shop (and subsequent use as a dental surgery). The change of use will also ensure the building is in use and maintained which is welcomed. Therefore, the principal of conversion from a heritage perspective would be acceptable.

Externally the building will largely remain as it currently appears. The retention of the shopfront is supported and necessary as this forms part of the historic significance of the building. Signage is not shown on this application but will require LBC before anything is installed.

Internally there are little surviving architectural features of note. At some point in the past the building has been internally modernised in an unsympathetic manner with much of its former character lost. Therefore, the proposed internal alterations are considered acceptable.

It is therefore considered that the proposals are localised in their impact on character and do not imply any harm.

Condition: Materials to match