

refurbishment of 2 no. windows; re-cladding the face and cheeks of the dormer in a similar material (lead); refurbishment and replacement of the existing main roof; and re-pointing the brickwork of the existing chimney.

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: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

None received

Conservation Officer, Development Control

Principal Conservation Officer: No Objection

12 Queen Street is a Grade II listed building that is located within the Emsworth Conservation Area.

Section 66 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 listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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.

Four windows are proposed to be replaced. The windows in question all show varying degrees of decay in the frames and cill and many are not original to the building. The key issue from an historic building perspective is to maintain the detail of the present design and in particular the slender glazing bars which can only be achieved in a single-glazed unit. The drawings provide good detail of what is intended which will enhance the appearance of the building.

Other works related to the repair of the roof, dormer window, rainwater goods and

chimney. These works are all entirely in keeping with the character of the buildings and will ensure it is adequately maintained. I am therefore happy for consent to be granted based on what has been submitted.

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: At least one site notice exists - check the number.

Statutory advertisement: 23/11/2018

Number of representations received: 0

Comment	Officer Comment

Summary:

Comment:

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) Principle of development
- (ii) Impact upon the Listed Building
- (iii) Impact upon the character and appearance of the area

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

7.3 Since the application is a listed building and is situated within a Conservation Area the proposal must therefore be assessed against the relevant parts of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(ii) Impact upon the Listed Building

7.4 The application property is a grade II listed building and therefore particular consideration needs to be given to the historical importance of the building when assessing the proposed changes. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Planning Authorities to have special regard to the desirability of preserving listed building or their setting or any features of special architectural or historic

interest which they possess.

- 7.5 Many of the existing windows are not original features of the building; as such the replacement of some of the units would not represent a loss of important historic fabric and would not erode the legibility of the original building. The works proposed would be appropriate in material and detailed design to the style and character of the original building and would represent the sympathetic reinstatement of elements of the building which have fallen into disrepair.
- 7.6 Consequently, it is considered that the proposal would represent the enhancement of the historic asset and would therefore be in accordance with policy CS11 of the HBLP (Core Strategy) and relevant paragraphs of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(iii) Impact upon the character and appearance of the area

- 7.7 The application site is situated within the Emsworth Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") required local planning authorities to pay special attention to the desirability or preserving or enhancing the character or appearance of that area. In addition the site lies within the boundary of the Chichester Harbour AONB.
- 7.8 The proposed works would serve to enhance the outward character and appearance of the building as visible within the street scene and as such would not have a substantial or negative impact upon the visual amenity or historic character of the wider locality. The proposal would therefore contribute to conserving the appearance and special quality of the Conservation Area and the AONB, in accordance with policies CS11 and CS12 of the Havant Borough LP (Core Strategy) and relevant paragraphs of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8 Conclusion

- 8.1 The proposed alterations would preserve the special architectural and historical importance of the listed application property and the character and appearance of its setting. The proposal is therefore recommended for Listed Building Consent.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/18/01166

(A)

(B) 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:

3204 EX-02 - Location and Block Plan
3204 EX-01C - Existing Floor Plans, Roof Plan and Elevations
3204 P-10 - Replacement Fenestration (W1)
3204 P-11 - Replacement Fenestration (W2 and W3)
3204 P-12 - Replacement Fenestration (W6)
Design Statement
Heritage Statement

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.