

Dear Rachel,

23 South Street Emsworth PO10 7EG

APP/15/00928 – Alterations and additions for conversion from a dwelling to a boutique hotel including link to adjacent restaurant (C1 to C3), approved under APP/14/01165 (Approved 04.11.2015). Request to Discharge Condition No. 2,3,4 & 5 (04.10.2018).

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection.

I apologise for the lateness of this response owing to staff shortages and prioritising Committee work. I appreciate the application to discharge these conditions has been determined, but wanted the council to have a record of the Conservancy's view.

This site occupies a prominent location in the street next to Listed Buildings in the Emsworth Conservation Area.

A further site visit 5.12.18 was made viewing the site from the street and from the public car park at the back.

Whilst 4 conditions were listed in the description for discharge, I note only wording in respect of 2 and 3, were on the council's letter dated 10.10.18. The description on the CAD document MHC/jhl/1530, giving the material finishes was also misleading claiming demolition of an extension at "19" and its replacement with a new house!

Those glitches aside, having regard to the *Policy framework below, the specified facing, fenestration and roofing materials are considered acceptable in terms of condition 2 and the specified lighting fittings of a good quality in discharge of condition 3 to APP/15/00928. The 1:20 and 1:50 detailing of doors and windows is also acceptable in terms of conditions 4 and 5 to the same decision.

Yours sincerely

Steve Lawrence MRTPI

Planning Officer (Typically Mon/Weds/Thurs)

Chichester Harbour Conservancy

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