

Houghton, Michelle

From: Steve Lawrence <steve.lawrence@conservancy.co.uk>
Sent: 29 August 2018 11:24
To: Pickup, Tina
Cc: Havant Planning and Development Mailbox New
Subject: APP/18/00704 – 12 Queen Street, Emsworth, PO10 7BL

Dear Tina,

12 Queen Street, Emsworth, PO10 7BL

APP/18/00704 – Change of use from shop (A1) to 1No. 3 bed dwelling with single storey rear extension and removal of existing outbuildings

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection.

Further to a site visit made 24.7.18 and having regard to the policy framework* below, as the reconfigured rear projection and the modest internal works would have no impact on the AONB landscape. Assuming the Conservation Officer is satisfied that the significance of this heritage asset would be preserved and integrity of the Listed Building maintained, there was clearly no impact to the cultural identity of the AONB either.

Whilst it is regrettable that (an isolated, not even defined secondary frontage) commercial use would be lost to the ground floor, the marketing report from September 2017 shows no interest has been generated to let this tiny retail space (with substandard headroom cellar) and its stepped entrance does not provide access for all. Investigations have been made in terms of relocating the stairwell to make a more usable and lettable retail space and separate dwelling, but I understanding this has not been accepted in terms of impact to the Listed Building. The Conservancy is pleased to see the shopfront and fascia retained as a memory of Emsworth's diverse cultural past.

As living accommodation associated with the shop already exists at the site, the Conservancy leaves it to the council to determine whether an ecological payment under the Solent Recreational Disturbance Project is warranted.

Yours sincerely

Steve Lawrence MRTPI
Planning Officer
Chichester Harbour Conservancy
Harbour Office, The Street,
West Itchenor, PO20 7AW

*Policy Framework

NPPF – Sections 6, 7 & 16; **NPPG** – 2b, 18a; **Havant Borough Local Plan** (2011/2014) – CS4, CS11, CS12, DM20; **Draft Havant Borough Local Plan** (to 2036) – E6, E9, E11, C5; **Draft Emsworth Neighbourhood Plan** – C2, H2, D2; **Chichester Harbour Management Plan (2014-2019)** – HE1; BD1; **CHAONB SPD** (2017); **Emsworth Design Statement** (2008).