
Site Address:	Kepple Lodge, 5 West Street, Emsworth, PO10 7DX		
Proposal:	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.		
Application No:	APP/18/00680	Expiry Date:	27/08/2018
Applicant:	Mr Allerston		
Agent:	Mr Helyer Davies	Case Officer:	Tina Pickup
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The application site consists of a detached two storey dwelling located on the north side of West Street, as the western most dwelling close to the turning head of this cul-de-sac. 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...." The site is also located within Emsworth Conservation Area. The southern boundary is a high brick wall which fronts West Street and is considered a curtilage listed structure.

Being the western most property the plot tapers and at its western peak is an old detached garage and a significant yew tree (not subject to a TPO but protected by virtue of being within the Conservation Area). The garden lies within this tapered area, to the west of the dwelling, and the land is at a higher level than the West Street i.e. the curtilage listed wall is also partly a retaining wall. Within the garden is a second significant tree, a Mulberry. To the north is Havant Road, separated by a 2m fence and vegetation.

2 Planning History

There is considerable planning history, including many applications for works to the trees. Those most relevant to this application include:

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

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

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

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/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

3 Proposal

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.

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)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Grade 2

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

None received

Conservation Officer

Support

Keppel Lodge is a Grade II listed dwelling that dates from the 18th century. It is also located within the Emsworth Conservation Area.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

The stud walls which are to be removed are all modern additions to the property that do not enhance its historic significance. Their removal is entirely supported as this will bring back the original proportions of the room better revealing the significance of the building.

It is also proposed to remove the dry lining to the walls and replace with lime-plastering. Again, this is removing a modern addition which has no historic value. The replacement Lime plastering is a traditional and appropriate technique which will allow for better appreciation of the building.

No conditions

Historic England

On the basis of the information available, you do not need to notify or consult us on this application

Natural England

No comments - Standing Advice relevant for impacts on protected species

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: 0

Number of site notices: 1

Statutory advertisement: 20/07/2018

Number of representations received:

Comment	Officer Comment
None received	

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 Listed Building and Conservation Area
- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Since the site lies within a Conservation Area and affects a Listed Building, Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the determination of this

application requiring special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest, as well as the desirability of preserving or enhancing the character or appearance of a conservation area.

(ii) Impact upon Listed Building and Conservation Area

The impact of the proposals on the character and appearance of the Listed Building has been carefully assessed by the Councils Conservation Officer. The proposal involves the removal of more modern internal partitions and kitchen/utility as well as removal of some sanitary ware. These works would return the internal layout to its original proportions and the wc would be returned to a boot room. Dry lining would be replaced with lime plaster and the skirting boards and architraves made good to match. The removal of modern additions and return to original proportions and historic significance is welcomed and supported as preserving the listed building in accordance with Section 66 and policies CS11 and DM20.

Furthermore since the works proposed are all internal then there would be no impact on the character or appearance of the Conservation Area.

8 Conclusion

The return to more original proportions and features is supported and the application is recommended for Listed Building Consent.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/18/00680

(A) 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:

Design and Access Statement by hd architects
Heritage Statement by hd architects
Proposed Floor Plans and Elevations, Block Plan and Location Plan Drawing Number: 18103-02
Reason: - To ensure provision of a satisfactory development.
- 3 All works of internal repair, restoration and replacement shall faithfully match the original features, unless otherwise agreed with the Local Planning Authority in writing.
Reason: To secure a satisfactory and sympathetic form of development and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

