
Site Address:	23 Tower Street, Emsworth, PO10 7BH		
Proposal:	Listed Building Consent for replacement of existing south elevation windows.		
Application No:	APP/18/00175	Expiry Date:	05/04/2018
Applicant:	Mr Davies		
Agent:	Mr Forder	Case Officer:	Emma Chisnall
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 The application site comprises a detached two storey cottage fronting onto the harbour. The property, which is statutorily listed, is served by a relatively long drive with access off Tower Street.

2 Planning History

04/55935/000 - Application to thin by 10% prune southern canopy by 1 metre T2 subject of TPO 1484., PERM,13/10/2004

04/55935/001 - Notification of intention to prune 1 metre from Southern section of a Sycamore within Emsworth Conservation Area., RNO,28/09/2004

APP/14/00144 - Crown reduce 1No. Poplar by 4m to previous pollard points; within Conservation Area of Emsworth., RNO,20/03/2014

APP/15/00179 - Fell 1No. Sycamore within Conservation Area of Emsworth., RNO,25/03/2015

APP/15/00248 - Demolition of existing side lean to extension and construction of single storey side extension. Conversion of existing detached garage to studio. Replacement railings and gate to front boundary., PERM,15/05/2015

APP/15/00249 - Listed Building Consent for demolition of existing side lean to extension; external and internal renovation and refurbishment works., PERM,15/05/2015

APP/15/00501 - Replacement wall to east boundary, UNK,

APP/15/00502 - Replacement wall to east boundary, UNK,

APP/15/00851 - Remove earth mound. Replace listed wall with new boundary wall reusing original materials and matching new materials where necessary., PERM,06/10/2015

APP/15/00852 - Listed Building Consent for removal of earth mound. To replace listed wall with new boundary wall reusing materials and matching new materials where necessary., PERM,06/10/2015

APP/15/00921 - Discharge of Condition No. 3 of Planning Permission APP/15/00248., PERM,07/09/2015

APP/15/00922 - Discharge of Condition No. 3 of Listed Building Consent

APP/15/00249., PERM,07/09/2015

APP/15/01090 - Discharge of Condition No.4 of Planning Permission APP/15/00249., PERM,12/10/2015

APP/15/01394 - Listed Building Consent for removal of earth mound. To replace listed wall with new boundary wall reusing materials and matching new materials

where necessary. Request to Discharge Condition 2 of Planning Permission APP/15/00852., PERM,17/12/2015
APP/16/00414 - Additional rooflight to north elevation., PERM,10/06/2016
APP/16/00415 - Listed Building Consent for additional rooflight to north elevation., PERM,10/06/2016

3 Proposal

- 3.1 Listed Building Consent for replacement of existing south elevation windows.

4 Policy Considerations

National Planning Policy Framework 2012

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)

Listed Building Grade: Grade 2

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No comment

Conservation Officer

Updated Comments:

Having viewed the submitted plans printed at full and correct size I am happy that only the conditions relating the reuse of any historic ironmongery and weights etc from the sash windows and a request for further detail on the window reveal and sash box frames are now required.

Original Comments

23 Tower Street is a grade II listed building located within the Emsworth Conservation Area immediately on the seafront. The property is constructed of flint and brick. To the front elevation there are a number of windows that are the subject of this current application.

Policy and legislative background

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.

Proposal

The application seeks consent to replace five windows to the southern elevation. Four are sash windows at ground and first floor and one casement window to the kitchen.

None of the sash windows have shutters and all window are glazed with modern plate glass and is evident by the number of panes with safety glass marks.

Assessment

The windows appear to be modern replacements and have previously been repaired. The windows are leaking severely around the individual panes of glass causing water to collect on the sills and over spill down the walls. This would indicate a failure of the putty around the glazing panes.

The windows have obviously been well maintained in terms of regular painting regime however the water ingress around the panes has caused the timber to swell with evidence of paint blistering possibly caused by trapped water visible on many of the windows. The timber of the frames is spongy when pressed suggesting the wood has become saturated by driving moisture given that the windows are all on the exposed southern side of the property and only a few metres from the sea. Blistering paint work over the putty lines may also be caused by not allowing the putty to cure sufficiently before painting.

Moisture ingress into the timber can be prevented by ever so slightly extending the paint onto the glass thereby filling the joint between the putty and the glass with paint. As detailed in the Historic England Guidance on Traditional Windows available online. The amount of putty bead on the glazing bars is minimal which again might also have contributed to the issue of water ingress.

The proposed windows are well detailed with single glazing and a 19mm glazing bar that matches the existing. However there is no section detail for the sash frames, only the casement.

Usually I would recommend the stripping back of the paint work drying out and re sealing the glazing with new putty. But given that the timber is in places soft and spongy and the windows have already been subject to a number of scarfed in timber repairs to the frames I would suggest that replacement is the best course of action particularly as the current window are understood to be of little historical value.

Recommendation

Subject to condition to grant consent

Conditions

1) A 1:5 Section for window frames should be submitted to ensure all the detail of the existing window is maintained as the standard condition for new window details in a Listed Building is as follows:

'1:20 elevation and plan; 1:5 section and full size glazing bar detail. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading)

The materials used, method of opening and finishes. '

2) The original ironmongery from the existing sashes to be reused including sash lifts, sash fasteners, weights and pulleys as well as window stays for casements windows. Where these are not modern.

3) Condition glazing to remain single glazed.

Countryside Access Team

No comment

Historic England

No adverse comment

Open Space Society

No comment

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: 3

Number of site notices: 1

Statutory advertisement: 02/03/2018

Number of representations received: 0

Comment	Officer 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 character and appearance of the Listed Building
- (iii) Impact upon residential amenity
- (iv) Impact upon the character and appearance of the Conservation 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 In this case the proposal includes works to a Listed Building and the site is located within the Emsworth Conservation Area. The proposal must therefore be assessed against the relevant parts of the Planning (Listed Buildings and Conservation Areas) Act 1990 and this assessment is made below.

(ii) Impact upon the character and appearance of the Listed Building

7.4 The site comprises of a Grade II listed building and therefore particular consideration needs to be given to the historical importance of the building when making a proposal for changes.

7.5 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.

7.6 The application has been considered in detail by the Councils Conservation Officer and although some conditions were originally recommended following a further assessment two shall be required. One being in regards to the original Ironmongery being used and the other requesting further information and detail to be submitted for approval by the Local Planning Authority prior to development work commencing. This shall be included as part of the decision and is considered to be necessary in order to preserve and enhance the appearance of the Listed Building. .

(iii) Impact upon the character and appearance of the Conservation Area

7.7 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.

7.8 In this case the external works form part of the building which is screened from Tower Street . As the works would not result in significant harm to the Emsworth Conservation Area the works are considered to be acceptable and result in a limited impact.

(iv) Impact upon residential amenity

7.9 The works propose to replace the existing windows which would not result in a significant additional impact. Therefore the amenities of neighbouring dwellings are considered to be maintained as a result. The development is therefore considered to be acceptable. It is also noted no objections were made with regards to the proposal.

8 Conclusion

8.1 The development is considered to be acceptable and is recommended that listed building consent be granted.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/18/00175 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: Received 08.02.2018

Heritage Statment: Received 08.02.2018

Block and Location Plan: Drawing No 14169.53

Front Elevation, Ground and First Floor with Window Elevations Plan: Drawing No 14169-50

Glazing Bar Section, Sash Window Section, Top and Bottom Rail Sections, Casement Window Section Plan: Drawing No 14169-51

Continued Glazing Bar Section, Sash Window Section, Top and Bottom Rail Sections, Casement Window Section Plan: Drawing No 14169-52

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of the detail or materials in the application, no alterations to the dwellinghouse shall take place until a full specification of the window frame, sashes and casement details are submitted for approval by the Local Planning Authority. Such details shall include:

a) A 1:5 section plan of the sash box frame

b) The depth of reveal

c) The materials used and finishes.

Only the materials and details so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the detailing is compatible with the building's architectural/historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding any information forming part of the application, the original ironmongery from the existing sashes shall be reused including sash lifts, sash fasteners, weights and pulleys as well as window stays for casements windows where these are not modern.

Reason: For the avoidance of doubt and to ensure the works are in keeping with the building's architectural and historic interest and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

