
Site Address:	5A King Street, Emsworth, PO10 7AX		
Proposal:	Listed Building Consent for internal alterations.		
Application No:	APP/18/00258	Expiry Date:	07/06/2018
Applicant:	Mr and Ms Hoegger and McKenzie		
Agent:	PWP Architects Ltd	Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 The application site is a Grade II listed sub-divided three storey property located towards the end of a row of three properties in Emsworth Conservation Area. It has a slate tiled pitched and hipped roof and elevations of beige multibrick and white painted render. The site is level, located in King Street which is in the centre of the conservation area in Emsworth Town Centre.
- 1.2 The adjoining three storey listed properties are to the east and west and listed two storey properties are opposite and to the rear. The area is of medium density with a mixture of two and three storey detached, semi-detached and terraced properties of individual age, style and design reflecting the nature of the conservation area.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 Listed Building Consent for the retention of internal alterations.

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

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM11	(Planning for More Sustainable Travel)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
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Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No comments received.

Conservation Officer

Principal Conservation Officer – No objection

5A King Street is Grade II listed and is located within the Emsworth Conservation Area. The building was originally two dwellings which, in the 1970's were split into 3 dwellings.

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 application is retrospective and is for a number of internal alterations. The internal alterations proposed will not result in any loss of architectural/historic interest. Many of the alterations involve later additions to the building which will improve the flow and use of the accommodation. It is therefore considered that the proposals are localised in their impact on character and do not imply any harm. Whilst the works have been already undertaken they have been implemented with good consideration and workmanship which benefits the listed building.

No conditions necessary.

Historic England

No comment received.

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: 27/04/2018

Number of representations received: 0

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) Appropriateness of design

(ii) Effect on the character of the listed building and Emsworth Conservation Area

(ii) Appropriateness of design

7.2 The application is to retain the internal works which have removed the wall to the utility room and blocking up a door which has resulted in a longer entrance hall and better access to the lounge. Subsequent comments from the Principal Conservation Officer verified that the alterations involve later additions to the building which will improve the flow and use of the accommodation and will not adversely affect the historic fabric of the building.

7.3 It is therefore considered to be acceptable, meeting the requirements of policies CS11 and CS16 of the HBLP (Core Strategy).

(ii) Effect on the character of the listed building and Emsworth Conservation Area

7.4 The Council's Principal Conservation Officer has provided comments and is of the opinion that the internal alterations will not result in any loss of architectural/historic interest. Many of the alterations involve later additions to the building which will improve the flow and use of the accommodation. It is therefore considered that the works are localised in their impact on character and do not imply any harm. Whilst the works have been already undertaken they have been implemented with good consideration and workmanship which benefits the listed building. It would have a neutral impact on the Conservation Area.

7.5 A design, access and heritage statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations). The works are considered to meet the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and preserve the appearance of the listed building.

8 Conclusion

8.1 The retention of the internal alterations to the hall conserve the character of the listed building and appearance of the Emsworth Conservation Area. It is therefore considered to be acceptable and is recommended for listed building consent to be granted, subject to conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/18/00258 subject to the following conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Drg no. 1301 Rev A Existing and proposed elevations plan

Drg no. 1200 Rev A Existing ground floor plan

Drg no. 1201 Rev A Proposed ground floor plan

Design, access and heritage statement

Reason: - To ensure provision of a satisfactory development.