

Recommendation: **GRANT LISTED BUILDING CONSENT**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Area of Outstanding Natural Beauty Joint Supplementary Planning

Document July 2017

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)

Listed Building Grade: Grade 2

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

Site

36b and 38 South Street are terraced dwellings that are Grade II listed and located within the Emsworth Conservation Area

Proposals

- Single storey extension to the rear and the addition of a dormer window
- Internal alterations

Policy Context

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.

Section 72 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 Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Council must take into account when determining planning applications. The recently published 'Good Practice Advice Notes 1, 2, 3' supersede the PPS 5 Practice Guide which has now been withdrawn by Government. The 'Historic Environment Good Practice Advice in Planning Note 2', states at paragraph 4: 'The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest' and provides at paragraphs 8, 9 and 10 that in order for the Local Planning Authority to make decisions in line with legal requirements, the objectives of the development plan; and, the policy requirements of the NPPF, great importance is placed on understanding the nature, extent and level of the significance of the heritage asset.

The NPPF sets out, in paragraph 17, the 12 core planning principles that local planning

authorities should consider in making planning decisions. One of these core principles relates directly to conserving heritage assets, as follows

“Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;”

Assessment Development Proposals

The present accommodation is provided in a number of modest sized rooms. The proposals seek to achieve a more family functional kitchen at the rear of the house and an improvement to the layout of accommodation at first floor level. The current staircases are retained which is important to show that the properties were originally two separate dwellings. One of these staircases is to be blocked at ceiling level but this could be easily reversed.

I am satisfied that the internal works will not have a detrimental impact on the significance, fabric, character or appearance of the building.

Externally the extension and dormer will be relatively significant new additions at the limits of what is considered acceptable. Nevertheless I consider the scale, proportions and overall design are generally sympathetic to the listed cottage. They would also unify the rear elevation which is well screened from any public view points. The proposal will not compromise the layout or historic fabric of the building. Other than the link into the roof structure the extension is largely self-contained. The use of glazing and timber cladding is to be commended.

The use of good quality materials will be key to the successful integration of this proposal. Timber weatherboarding has been proposed and should be left to weather to a natural silver grey.

Conditions:

- 1) Material samples to be submitted
- 2) Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the windows and doors have been submitted to, and approved in writing by the local planning authority. The details to comprise:-

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.

The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason - In order to safeguard the building's special architectural and historic interest. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the

planning permission.

3) Guttering details to be submitted

4) No work shall start on site until details to a scale of not less than 1:20 elevation of the new dormer windows and their decorative finishes, have been submitted to and approved in writing by the Planning Authority. The works shall be carried out in accordance with the approved details and shall be retained thereafter.

Reason - In order to safeguard the special architectural and historic interest of the building.

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: 5

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
The information submitted appears wholly inadequate.	Please see section 7 of the Officer Report.
The Heritage Statement is misleading as the cottages are 2 of 4 listed for their group value and no reference is made to this. The proposal to convert them into one single dwelling would therefore not respect the architectural or historic character of the properties which was clearly the reason they were first listed.	The Party Wall Act is a civil matter which should be pursued separately. This is not a planning matter.
In addition no information is provided as to how the proposed rear extension, which spans the whole width of the two properties, would attach to the neighbouring properties. Whilst not strictly a planning matter this is likely to require a party wall agreement and is of particular concern given the age of the properties and the fact that they already suffer from damp.	
The depth of the proposed rear extension is also out of scale with the properties being in excess of half the	

depth of the existing properties. Whilst it is noted that the properties already have single storey additions to the rear there is currently a break which reduces their perceived bulk and is more sympathetic to the scale of the terrace.	
The planning application as re submitted still contains several errors, ambiguities and inconsistencies. In particular: Both the Heritage Statement and the Design and Access Statement refer to minimal changes to the front of the building but no details are provided. The Principal Conservation Officer states that the rear elevation is well screened from any public view points. And yet the application declares that: the site can be seen from a public road, public footpath, bridleway or other public land. The back of the terrace is readily visible from Orange Row. The application states: it will not include partial demolition of a listed building. This is clearly wrong as the proposal will result in the partial demolition of the roof (to install dormer windows) and the existing rear extensions to both of the cottages. The applicant states they do not know that this is a Grade II listed building. However it would normally be a requirement for the Heritage Statement to demonstrate how the scheme has considered the reasons why the building was originally listed and respects the special historic interest and architectural character of both this and the neighbouring (listed) buildings. This application therefore appears to contravene both the NPPF and local policy in relation to its treatment of this important heritage asset.	Please see section 7 of the Officer Report.

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 character of the Listed Building and Emsworth Conservation Area

(i) Appropriateness of design

7.2 The proposed development comprises three distinct elements and on this basis each one will be addressed separately in terms of the potential impact on the character and appearance of the area.

7.3 The development seeks to convert both dwellings (No.36B & 38 South Street) into one dwelling which in itself would not require the benefit of formal planning permission. However, it must be acknowledged that both properties are Grade II Listed and therefore these works do require the benefit of Listed Building Consent. The conversion of both properties into one does not incorporate any change in the external appearance of the principal elevation, with the majority of the alterations proposed being both internal and to the rear of the property. On this basis, it is not considered that this aspect of the proposal would result in any detrimental impact and would therefore conserve the significance of the fabric, character of appearance of the Listed building.

7.4 It must be acknowledged that both No.36B & 38 benefit from single storey additions to the rear as do many other properties along this stretch of terraced properties. The proposed single storey extension would not be readily visible from the public realm by virtue of its position to the rear of the property and on this basis, it is not considered that this would result in a harmful impact and would therefore conserve the character or appearance of the Listed Buildings. As the property is located within a designated Conservation Area and has a Grade II Listed status, the Councils Conservation Officer has been consulted as part of this application and has confirmed that the proposed extension would be well screened from any public view points, and would not compromise the layout or historic fabric of the building. Furthermore, it is considered by the Conservation Team that the scale, proportions and overall design are generally sympathetic to the Listed cottage subject to the use of good quality materials. This has been conditioned as part of the planning approval. As the properties are located within an AONB, Chichester Harbour have also been consulted as part of the application and have concluded that the extension to the rear would not be visible from the Harbour, however, it is considered that the extension would unify the rear elevation.

7.5 With regards to the proposed addition of a dormer to the rear elevation, whilst this is considered to be a relatively significant addition, the Conservation Officer considers the scale, proportions and overall design of the dormer to be acceptable as this would not be readily visible from the public realm subject to the use of good quality materials. Furthermore, it is not considered that this aspect of the proposal would compromise the layout or historic fabric of the building.

7.6 Taking into account all of the above, it is considered that the proposed development is acceptable, meeting the requirements of Policy CS16 & CS11 of the HBLP (Core Strategy) and would conserve the character and appearance of the Listed Buildings, Emsworth Conservation Area and AONB.

(ii) Impact on the character of the Listed Building and Emsworth Conservation Area

- 7.7 The Council's Conservation Officer has confirmed that he is satisfied the internal works proposed will not have a detrimental impact on the significance, fabric, character or appearance of the building. It is acknowledged that whilst the extension and dormer to the rear would constitute relatively significant new additions, at the limit of what is considered to be acceptable in Conservation Terms, the Conservation Officer is of the opinion that the scale, proportions and overall design and generally sympathetic to the Listed Building and would unify the rear elevation.
- 7.8 Overall, it is considered that the proposal would not compromise the layout or historic fabric of the building and as such would conserve the character appearance of the Listed Building. This is subject to the use of good quality materials to ensure the successful integration of this proposal and on this basis the conditions recommended by the Conservation Officer have been imposed as part of the Listed Building Consent.

8 Conclusion

- 8.1 The proposed development is considered to conserve the character and appearance of the Listed Building and Emsworth's Conservation Area. The proposal is therefore considered to be acceptable and is recommended for Listed Building Consent subject to the conditions.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/17/00796 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:
Site Location Plan- received 21st July 2017
Block Plan- received 21st July 2017
Existing Floor Plans, Elevations & Section Plan (Dwg: 397)- received 21st July 2017
Proposed Floor Plans & Elevations & Section Plan (Dwg: 397)- received 21st July 2017
Design & Access Statement- received 21st July 2017
Heritage Statement- received 21st July 2017
Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the windows and doors have been submitted to, and approved in writing by the local planning authority. The details to comprise:-
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.

The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason: - In order to safeguard the building's special architectural and historic interest having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Allocations Plan and the National Planning Policy Framework.

- 4 No work shall start on site until details to a scale of not less than 1:20 elevation of the new dormer windows and their decorative finishes, have been submitted to and approved in writing by the Planning Authority. The works shall be carried out in accordance with the approved details and shall be retained thereafter.

Reason: - In order to safeguard the special architectural and historic interest of the building having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Allocations Plan and the National Planning Policy Framework.

- 5 No work shall start on site until details of the proposed guttering to be fitted have been submitted to and approved in writing by the Planning Authority. The works shall be carried out in accordance with the approved details and shall be retained thereafter.

Reason: - In order to safeguard the special architectural and historic interest of the building having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Allocations Plan and the National Planning Policy Framework.