
Site Address:	12 Queen Street, Emsworth, PO10 7BL		
Proposal:	Listed Building Consent for change of use from Shop (A1) to 1No. 3 bed dwelling with single storey rear extension following removal of existing outbuildings.		
Application No:	APP/18/00705	Expiry Date:	07/09/2018
Applicant:	Mr Doran		
Agent:	M Farrer	Case Officer:	Tina Pickup
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The application site relates to a three storey town house with ground floor retail unit and shop display window, located on the north-west side of Queen Street. The retail unit (formerly an antiques shop and therefore authorised as an A1 unit) has been vacant since 2016. Whilst apparently 3 storeys there is also a basement and room in the roof, making 5 floors of internal space. The building is Grade II Listed and falls within Emsworth Conservation Area and Chichester Harbour AONB. The Listing details state:

House above shop. Mid C19 front to older house. Brick walls, hipped tile roof. 3 storeys and attic, 1 above 2 windows. Flemish bond, brick dentil eaves, stone lintels. Sashes, Shopfront with cornice on brackets, arched lights to ½-glazed door.

Additionally the attached building at 10 Queen Street is also Listed, aswell as No 16 and all those opposite. The site lies within the Emsworth District centre, but beyond the Primary and Secondary Frontages. On this north-western side of the road the last retail/commercial unit is No 6 (wine merchants) and after that all units to the east are in residential use. Opposite No 7 is in retail use, otherwise the character of Queen Street is residential.

There are double yellow lines along the majority of Queen Street with some resident only or 45 minute parking bays immediately outside the site.

2 Planning History

27905 - alterations and rear extensions Permitted 27/02/1979
27095/1 - change of use to coffee/tea shop Permitted 8/07/1980

There is no other recent planning history, but 10 pre-application enquires were made between November 2016 and September 2017 about potential uses for the site and Listed Building enquires.

Also the current Planning application to accompany this Listed Building application:

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

3 Proposal

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

During the course of determining this application amended plans have been received omitting the parapet on the shared boundary.

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)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS4	()
DM2	(Protection of Existing Community Facilities and Shops)
DM3	(Protection of Existing Employment and Tourism Sites)

Havant Borough Local Plan (Allocations) July 2014

AL3	(Town, District and Local Centres)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

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.

Conservation Officer

largely content with what is proposed - the extension appears to be of a size and design that will not harm the character of the building or conservation area. Whilst the new window is proposed in the original part of the building I have no objection to it. The test is whether it harms the significance of the building (i.e. preserve or enhance). Whilst there is a small area of historic fabric to be lost I do not believe the window will look out of place on the building. The sash proportions of the opening are acceptable subject to glazing treatment (needs to be conditioned). As such I believe the window would preserve the character of the building as its historic significance is not adversely affected.

In terms of conditions I would recommend the following:

- material samples
- window and door details
- guttering and downpipe details

Highways Engineer

No adverse comment

Historic England

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

National Amenity Societies - Historic Environment Advice

None received

Natural England Government Team

None received

Traffic Management

Only one resident permit would be issued to this premises.
The nearest long stay Pay and Display car park is sited 5 to 10 minutes walk away.

Waste Services Manager

No concerns

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: 6

Number of site notices: 1

Statutory advertisement: 20/07/2018

Number of representations received: 0

Comment	Officer Comment
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None received to this Listed Building application - objection to planning application on APP/18/00704	
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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 the raised floor area within the shop display area and lowering the floor back to the original level (as evident in the cellar below) whilst retaining the shop front display unit. On the second floor some internal partitions/cupboards will be removed with the bathroom reconfigured. Additionally a new ground floor window is proposed within the east side elevation - this is proposed as a suitable proportioned sash window and would face an enclosed side path. The conservation officer has no objection to the scheme and considers that it would preserve the listed building in accordance with Section 66 and policies CS11 and DM20.

No works are proposed to the shopfront which would be retained in its existing form. Since the historic shopfront would be retained then the character and appearance of the Conservation Area would also be preserved.

8 **Conclusion**

The proposed development would preserve the character of the building and its historic significance would not be adversely affected, and therefore 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/18/00705

(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 & Access Statement

Heritage Statement

Location & Block Plan Drg No: P_02

Proposed Plans & Elevations Drg No: P_01 Rev B

Typical Section Plan Drg No: P_03 Rev A

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes), have been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason - To ensure the materials and finishes to be used are appropriate, in order to maintain the architectural interest of the building and the character and appearance of the conservation area and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.. 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

- 4 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the hereby approved side window and lantern light have been submitted to, and approved in writing by the Local Planning Authority. The details to comprise:-

Plans to clearly identify the windows in question and its location within the property:

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, and 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 and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework. 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

- 5 All rainwater goods shall be of cast iron or die cast aluminium and painted black unless details of other suitable materials and/or finishes are submitted to and agreed in writing by the Local Planning Authority.
- Reason** - To protect the character and appearance of the building and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.