
Site Address:	51 High Street, Emsworth, PO10 7AN		
Proposal:	Listed Building Consent for internal alterations.		
Application No:	APP/18/00348	Expiry Date:	07/06/2018
Applicant:	Mr Wisniewski		
Agent:	Mr Broggan	Case Officer:	Tina Pickup
	Finger Print Studios		
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

51 High Street is a three storey, end of terrace corner property with return frontage to Tower Street. It is a Grade II Listed Building, the details of which state:

House above shop. Late C18. Rendered walling, and slate roofing. 3 storeys, 1 window. Sashes. Modern shopfront. Included for group value.

The building is currently painted pale grey elevations with darker grey shop window, door, fascia etc at ground floor; whilst first floor sash windows are white painted. The ground floor was last used by Sue Foster Interiors which operated as an A1 retail unit. It is currently vacant. Entrance to the residential flats above is taken via an entrance door in the Tower Street elevation.

The site lies within Emsworth Conservation Area but just outside the defined Town Centre.

2 Planning History

98/56461/005 - 1 non-illuminated swinging sign, 2 non-illuminated fascia signs and 1 window transfer, PERM,09/06/1998

98/56461/006 - Change of use of ground floor from Class B1 (office use) to Class A2 (financial and professional services), PERM,09/06/1998

98/56461/007 - Listed Building application for 1 non-illuminated swinging sign, 2 non-illuminated fascia signs, 1 window transfer and retention of painted ground floor exterior, all to front elevation, PERM,09/06/1998

97/56461/004 - Renewal of temporary permission no. 94/56461/3 to continue use of premises as offices (B1), PERM,17/04/1997

94/56461/003 - Continued use of Ground Floor as Offices (B1), TPP,17/02/1994

91/56461/000 - C/U of grd floor from retail (A1) to office (B1), new shop front, alterations to Tower St elevation, and alterations to rear incl. 1st floor pergola/ terrace & grd floor extension, PERM,20/02/1992

91/56461/001 - New shop front, alterations to Tower St elevation, relocation of fire escape stair, replace 1st floor conservatory with pergola/terrace, ground floor rear extn, & internal alts., PERM,

06/56461/008 - Minor alterations and Change of Use from A2 (Estate Agent) to a single domestic unit., REF,18/07/2006

06/56461/009 - Listed Building Consent for internal and external works to building., PERM,18/07/2006

APP/18/00347 - Change of use from A3 retail to A2, WD,13/04/2018

3 Proposal

Listed Building Consent for internal alterations.

The application relates to the ground floor only and proposes the removal of some modern interior walls, ceilings and finishes whilst undertaking an internal refurbishment, to enable the unit to be used as a Solicitors A2 office.

4 Policy Considerations

National Planning Policy Framework

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)

Havant Borough Local Plan (Allocations) July 2014

- DM20 (Historic Assets)
- AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Grade 2

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

Principal Conservation Officer - No Objection

51 High Street Emsworth is Grade II listed and dates from the late 18th century. The property 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 proposed change of use will ensure that the building is occupied and given a new lease of life which is supported. There are very little external changes other than the replacement of a modern rear door of no historic value. Internally the changes will bring back some of the original room sizes rather than the current open floor plan which exists. It is also proposed to internally refurbish/update the property which will have no impact on the historic fabric of the building.

To conclude I believe the scheme will meet the test to preserve the architectural interest of the building and as such I have no objection.

Condition: Materials to match

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: 9

Number of site notices: Not applicable.

Statutory advertisement: 13/04/2018

Number of representations received: 0

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

(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 proposal relates to a Listed Building Section 66 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.

In terms of use the ground floor was previously used as an A1 retail unit and the proposal is for a Solicitors Office where visiting members of the public would be welcomed and a window display maintained. This is an A2 use and currently under Class D of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 as amended, this is a permitted change of use. Therefore planning permission is not required for the proposal, just Listed Building Consent for the works.

(ii) Impact upon Listed Building

The works are largely internal only and have started, during which time evidence of a well has been found. A photographic record of the historic fabric found behind layers of plasterboard and ceilings has been provided and a method statement to fully cap and protect the exposed well. The Conservation Officer has made 2 internal inspections to view the works and has raised no objection. The opening up of the internal spaces arguably reverts the building to its original form and would enhance and preserve its historical significance and interest in accordance with Section 66 and Policies CS11 and DM20.

8 **Conclusion**

The proposed removal of some modern internal walls and the associated refurbishment works is considered to 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/18/00348 subject to the following conditions

- 1 All works of external and 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.

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

Design, Access and Heritage Statement Rev 01 dated 05/03/18

Method Statement & Record Photographs dated 15/05/18

Existing & Proposed Plans and Elevations. Drawing number 100 Revision 2

Reason: - To ensure provision of a satisfactory development.