
Site Address:	55 High Street, Emsworth, PO10 7AN		
Proposal:	Listed building application for conversion of existing dental surgery to a dwellinghouse.		
Application No:	APP/17/01045	Expiry Date:	17/11/2017
Applicant:	Mr Clark Park Mount Estates Limited		
Agent:	Mr Pike Pike Planning	Case Officer:	Lewis Oliver
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

55 High Street is a three-storey late eighteenth century property forming a pair with No.57 and located on the south side of High Street close to the Queen Street junction. It is a grade II listed building set within the Emsworth Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty. The site was most recently used as a dentist, the property does not benefit from any off street car parking.

2 Planning History

90/50314/003 - Display of externally illuminated fascia sign and hanging sign., REF,
90/50314/004 - Listed building consent for display of externally illuminated fascia sign and hanging sign, REF,
01/50314/008 - Non-illuminated fascia sign, and projecting sign and vinyl on shop window and door to give appearance of etched glass., PERM,07/09/2001
01/50314/009 - Application for Listed Building Consent for non-illuminated fascia sign, and projecting sign and vinyl on shop window and door to give the appearance of etched glass., PERM,07/09/2001
01/50314/007 - Listed Building Application for the change of use to Dental Practice (Class D1) to include internal works., PERM,23/04/2001
01/50314/006 - Change of use to Dental Practice (Class D1)., PERM,23/04/2001
95/50314/005 - Change of use from A2 to A1 retail personal to Mrs M F Rio., PERM,23/11/1995
APP/17/01044 - Change of use from dental surgery (Class D1) to dwellinghouse (Class C3). Currently under consideration

3 Proposal

The proposal is a Listed building application for conversion of existing dental surgery to a dwellinghouse.

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)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

The proposals seek to change the use of the building from a dental use to a single dwelling house. It is likely the building would have originally been a residential dwelling prior to its use as a shop (and subsequent use as a dental surgery). The change of use will also ensure the building is in use and maintained which is welcomed. Therefore the principal of conversion from a heritage perspective would be acceptable.

Externally the building will largely remain it currently appears. The exception is the proposed addition of conservation roof light to the rear elevation. The retention of the shopfront is supported and necessary as this forms part of the historic significance of the building. The conservation rooflight is very minor in nature and would not detract from the character of the building.

Internally there are little surviving architectural features of note. At some point in the past the building has been internally modernised in a unsympathetic nature with much of its former character lost. My only comment would be that the proposals outline the chimney stack is to be lost as part of the internal works. As this is only feature left in the building I would recommend the scheme is amended to retain the stack.

The detail and design of the proposed wooden shutters will need to be conditioned to ensure they are in keeping with the important and prominent front elevation.

If the application is amended as requested then the following conditions should be attached to any permission given, to ensure the character of the building is conserved

Response to amended plans, which retained the chimney stack

No Objection subject to conditions outlined previously

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: 1_

Statutory advertisement: 06/10/2017

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) Impact upon the character and setting of the listed building and conservation area

Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Planning Authorities to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. The proposals seek to change the use of the building from a dental use to a single dwelling house. It is likely the building would have originally been a residential dwelling prior to its use as a shop (and subsequent use as a dental surgery). The change of use would ensure that the building is in use and maintained which is welcomed. Therefore the principal of conversion from a heritage perspective would be acceptable.

Externally the building will largely remain as it currently appears. The exception is the proposed addition of conservation roof light to the rear elevation. The retention of the shopfront is supported and necessary as this forms part of the historic significance of the building. The conservation rooflight is very minor in nature and would conserve the character of the building. Internally there are little surviving architectural features of note. At some point in the past the building has been internally modernised in a unsympathetic nature with much of its former character lost. Further to concerns raised by the Conservation Officer, regarding the loss of the chimney stack, amended plans have been received, which now retains this element, and ensure that one of the last elements of internal historic fabric are retained.

The detail and design of the proposed wooden shutters and staircase need to be conditioned to ensure the design and detail conserve the important and prominent front elevation within the conservation area and the setting of the listed building.

8 Conclusion

The proposed works are considered to conserve the character and setting of the listed building and conservation area.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/17/01045

subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning 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:

Proposed elevation and floor plans - drawing number: 002 C

Reason: - To ensure provision of a satisfactory development.

- 3 No works shall commence until details of the wooden shutters to the shopfront have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason: To conserve the character and setting of the Listed Building and Conservation Area in accordance with policy CS11 of the Havant Borough Core Strategy 2011.

- 4 No works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority:-

Typical details of new staircase at scale 1:20 elevations and 1:5 sections.

The works shall be carried out in accordance with the approved details.

Reason: To conserve the character and setting of the Listed Building and Conservation Area in accordance with policy CS11 of the Havant Borough Core Strategy 2011.