
Site Address: 1-1A King Street, Emsworth, PO10 7AX
Proposal: Replace existing windows to the rear of the property.
Application No: APP/17/01337 Expiry Date: 09/02/2018
Applicant: Mr McDonald
Agent: Mr Forder Case Officer: Harriet Pitney
Helyer Davies Architects Ltd
Ward: Emsworth
Site Visit Date:

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The application site is a Grade II Listed, three storey, detached property located in Emsworth Conservation Area, comprising elevations of brick construction with a tiled pitched roof. The site is relatively level and is located immediately adjacent to the public highway.

Three storey properties lie to the north west and south east of a similar style and design. The area is of medium density with a mixture of two and three storey detached, semi-detached and terraced properties of individual and similar age, style and design, reflecting the nature of the Conservation Area.

2 Planning History

None relevant.

3 Proposal

This application is for Listed Building Consent for the replacement of the existing windows to the rear of the property.

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

DM20 (Historic Assets)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy, The Harbour Office

No objection, subject to implementation with specified materials.

I made a site visit 4.1.18. The top of the rear elevation is just about visible from Tower Street, over the backs of other properties.

Having regard to the Policy framework* below, due to the position of the property and proposed location of the windows to be refurbished/restyled within this part of Emsworth Conservation Area, the works would not be harmful in the wider AONB landscape and to the character and appearance of the Emsworth Conservation Area.

Conservation Officer

The principal of changing the windows on the rear of this listed building is considered acceptable. The current windows are not in a particularly good state of repair and are of little historic significance. From what I understand from the drawings provided the windows are to be of a hardwood construction with slim double glazing and brass ironmongery which is welcomed. However, the drawings provided do not provide enough information regarding the glazing bars, thickness of frames etc.

We therefore have two choices:

- To attach a condition requesting window details (pre-commencement) or
- Further amended plans are submitted at this stage.

The applicant should be directed to the Windows in Listed Buildings Guidance which is available on HBC'S website in particular pages 8 and 9. I think I should state at this time that the glazing bars should be as thin as possible and not stuck on.

Further comments received on 07/02/2018

The revised plans show me what I needed to see. I am therefore content that the application can be given consent now.

Historic England

On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions.

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: 8

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 02/02/2018

Number of representations received: 1

Comment	Officer Comment
I fully support this development which is not before time. No's 1 and 1a have been looking sadly neglected in recent years. I also hope that a further application may be made before long to address the windows/entrance door/surround on the front facade of the building so that this property presents as cared for as similar ones in King Street.	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 the character of the Listed Building and Emsworth Conservation Area

(i) Appropriateness of design

7.2 The proposal is to replace the windows within the rear elevation of the application site to hardwood timber casement windows. The proposals will result in all the windows being the same style as opposed to the current mismatch.

7.3 Given the status of the property and its location within a designated Conservation Area, the Council's Conservation Officer was formally consulted as part of this application who advised that the current windows are not in a particularly good state of repair and are of little historic significance. However, further information was required regarding the glazing bars, thickness of the frames etc which was subsequently supplied to the Local Planning Authority. The Council's Conservation Officer has since reviewed this information and has confirmed that the additional information supplied is acceptable.

7.4 The property is also located within an area which is designated as an Area of Outstanding Natural Beauty and as such, Chichester Harbour Conservancy were also consulted as part of this application. It is considered, due to the position of the property and proposed location of the windows to be refurbished/restyled within this part of Emsworth Conservation Area, the works would not be harmful in the wider AONB landscape and to the character and appearance of the Emsworth Conservation Area. On this basis, it is considered that the proposed development is acceptable, meeting the requirements of Policies CS11 and CS16 of the HBLP (Core Strategy) and would not adversely affect the historic fabric of the building.

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

7.5 The Council's Principal Conservation Officer has provided comments and is of the opinion that the proposed works would have a minimal impact on the historic core of the property and as such, would not have an adverse impact on its character or the Emsworth Conservation Area or wider AONB. A heritage and design and access statements have been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations). The proposals 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 proposal to replace the windows within the rear elevation would 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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/17/01337 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 external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Site location and block plan (Drawing No: 17163-01)- received 15th December 2017

Existing floor plans and elevations (Drawing No: 17163-01)- received 15th December 2017

Proposed elevations (Drawing No: 17163-02)- received 15th December 2017

Heritage Statement- received 18th December 2017

Design and Access Statement- received 18th December

Proposed window details (Drawing No: 17163-03)- received 7th February 2018

Reason: - To ensure provision of a satisfactory development.