

Recommendation: **GRANT LISTED BUILDING CONSENT**

DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
-----	---

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

Principal Conservation Officer- Support

Trentham Cottage is a detached dwelling that dates from the 18th century. The cottage is Grade II listed and is 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.

It is clear that the windows which are the subject of this application are in a poor state of repair. They are also relatively modern appearing to date from the 20th century. The key issue from an historic building perspective is to maintain the detail of the present design and in particular the slender glazing bars which can only be achieved in a single-glazed unit. This appears to have been achieved with the replacement windows proposed in this instance.

The existing cement render on this property is cracking and blowing and is not generally appropriate for a historic property such as this. The applicant is therefore taking the opportunity to replace this with a breathable hydraulic lime render. This is a far better solution which I fully support.

I am therefore happy for consent to be granted on the basis of what has been submitted. No conditions necessary

Harbour Conservancy Comment:

The Local Planning Authority is advised that the Conservancy has no objection to this application.

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: 11

Number of site notices: 1

Statutory advertisement: 08/12/2017

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) Principle of development
- (ii) Impact upon the character and appearance of the Listed Building
- (iii) Impact on the character and appearance of the Conservation Area
- (iv) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

7.3 In this case the proposal includes works to a Listed Building and the site is located within the Emsworth Conservation Area. The proposal must therefore be assessed against the relevant parts of the Planning (Listed Buildings and Conservation Areas) Act 1990 and this assessment is made below.

(ii) Impact upon the character and appearance of the Listed Building

7.4 The site comprises of a Grade II listed building and therefore particular consideration needs to be given to the historical importance of the building when making a proposal for changes.

7.5 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Planning Authorities to have special regard to the desirability of preserving listed building or their setting or any features of special architectural or historic interest which they possess.

7.6 The application has been considered in detail by the Councils Conservation Officer and the works are considered to improve the appearance of the building and provide an attractive uplift where parts of the building have fallen into disrepair. The works are considered to preserve the listed building and are therefore considered to be acceptable.

(iii) Impact upon the character and appearance of the Conservation Area

7.7 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") required local planning authorities to pay special attention to the desirability or preserving or enhancing the character or appearance of that area.

7.8 In this case the external works form part of the building which is viewable from Tower Street. However, as the works would not result in significant harm to the Emsworth Conservation Area and are considered to provide a positive uplift to the Conservation Area the works are considered to be acceptable and result in a limited impact.

(iv) Impact upon residential amenity

7.9 The works propose to replace two existing windows and to alter the external render which would not result in a significant additional impact. Therefore the amenities of neighbouring dwellings are considered to be maintained as a result. The development is therefore considered to be acceptable. It is also noted no objections were

made with regards to the proposal.

8 Conclusion

- 8.1 The application is considered to be acceptable and is recommended for listed building consent.
-

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/17/01256 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:

Block Plan & Location Plan: Received 27.11.2017
Proposed South Elevation Plan: Received 27.11.2017
Photographs of windows: Received 22.11.2017
Design and Access Statement: Received 22.11.2017
Window Section Drawing: Received 22.11.2017

Reason: - To ensure provision of a satisfactory development.