

APP/18/00030 - Proposed new zinc roof to rear at ground floor level, internal alterations and replacement of existing windows to the rear of 57B High Street at first floor level., DEL,

3 Proposal

Listed Building Consent for proposed new zinc roof to rear at ground floor level, internal alterations and replacement of existing windows to the rear of 57B High Street at first floor level.

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)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

57 the High Street is a Grade II listed building which dates from the late 18th century. The building is of a symmetrical appearance and has three storeys with ground floor shop fronts. It is also located within the Emsworth Conservation Area and forms an important visual stop at the west end of Queen Street.

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.

I believe the design of the proposals would improve the current appearance of the building to the rear. The zinc roof is a superior quality material to the current concrete roofing panels and the proposed rooflights would sit comfortably within the roofscape. The rooflights will need to be of a conservation style with a condition attached requesting details to be submitted.

Condition:

- 1) Rooflight details to be submitted prior to development
- 2) Window details to be submitted (existing rear windows are to be replaced with new black aluminium crittall windows)

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: 14

Number of site notices: Not applicable.

Statutory advertisement: 26/01/2018

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) Effect on the listed building

7.2 The Conservation Officer has been consulted and has not raised an objection to the application and is satisfied that there would not be an adverse impact on the historical integrity of the listed building. Appropriate conditions are proposed.

8 Conclusion

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/18/00031 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:

Site location and block plan - Drwg No. 17130-02

Proposed elevations - Drwg No. 17130-03

Sections - Drwg No. 17130-04

Heritage Statement

Reason: - To ensure provision of a satisfactory development.

- 3 No above ground work shall commence until manufacturers details of the proposed new roof lights and windows on the rear elevation have been submitted and approved in writing by the local planning authority. The window details to comprise:-

a) a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set,

b) full size glazing bar section for windows on the rear

b) the method of opening and external finishes.

All work shall be carried out in full accordance with such approval and be retained thereafter.

Reason: To ensure the detailing is appropriate to the setting of the adjacent listed building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.