

55 High Street, Emsworth, Hampshire, PO10 7AN

Chapter 12 of the National Planning Policy Framework (NPPF) relates to conserving and enhancing the historic environment. Paragraph 128 requires an applicant to describe the significance of any heritage assets affected by a development proposal. The heritage part of this statement is in accordance with this guidance.

Site and surroundings

Comprises 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. The property is empty but was last used as a dental surgery (Class D1).



Figure 1. The frontage to High Street, application property on right hand side.

There is a shared lobby that forms the entrances to Nos. 55 and 57. The external wall to the street is painted render at upper floor levels with Victorian style sash windows. The roof is pitched and clad with clay tiles. The shopfront probably dates from the late nineteenth century.

Relevant planning history

On 23 April 2001 planning permission (LPA Ref: 01/50314/006) and listed building consent (LPA Ref: 01/50314/007) were granted to change the use of the property to a dental practice (Class D1).

The proposal

To convert the property into a two-bedroom dwelling (Class C3), including internal alterations and a conservation style rooflight in the rear facing slope of the main roof. The primary internal alterations would be a new staircase from the first to the second floor to improve the internal layout and removal of the chimney breasts. The existing staircase is a late twentieth century addition. There is a small roof terrace at the rear that would be used as private amenity space for future residents.

Heritage assets

The property is a grade II listed building (see Appendix A for listed description) and is located within the Emsworth Conservation Area. These are both designated heritage assets as defined in the NPPF.

Significance of heritage assets

The significance of a heritage asset is the sum of its architectural, historic, artistic or archaeological interest. The English Heritage (now Historic England) document titled *Conservation Principles* identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential. The application property has primarily aesthetic value and perhaps historic and communal value derived from the ways in which past people, events and aspects of life may have been connected to the property.

The conservation area has values covering all four of these areas.

Impact on heritage assets

These very modest proposals would have little impact on the architectural and historic interest of the listed building and similarly the conservation area. Internally there are no surviving architectural features, the property having been substantially modernised some time ago. The frontage and overall form of the property would remain as existing. This is essentially the significance of the listed building and the application proposals would not change this appearance. Introducing a residential use would, however, safeguard the future of this listed building.



Figure 2. Later staircase and modern finishes throughout property.

Residential amenity

There would be no negative impact on residential amenity as a result of the application proposals.

Car parking and access

There is no on-site car parking or rear access. However, this is an accessible town centre location and the proposed use as a small dwelling is likely to generate considerably less parking demand than a commercial use.

Heritage and planning policy

The Core Strategy adopted in March 2011 is the local plan and the following policies are relevant to the application proposals:-

Policy CS4 refers to town centres and seeks to retain commercial uses at ground floor level particularly on primary and secondary frontages.

It is noted that although the application property is located within the Emsworth Town Centre it is not on a primary or secondary frontage. Significant marketing has demonstrated there is no demand for commercial use of this property (see marketing document from Flude Commercial dated 19 September 2017).

Policy CS11 refers to the built heritage. Paragraph 4 states that *planning permission will be granted for development that protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.*

Policy CS16 refers to high quality design. It requires development to respond positively to historic and local character and to use characteristics of the locality to help inform the design of new development. Height, massing, materials and proportions of windows and doors are referred to in Paragraph 1.

Policy CS17 is about concentrating development in urban areas and CS20 sets out the transport and access strategy for the borough.

It is considered that the proposed development would be fully in line with the relevant policies in the Core Strategy.

Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development and confirms that proposals should be approved provided they accord with the development plan. Furthermore, there are chapters in the NPPF that relate to a wide choice of high quality homes, good design and the historic environment that are relevant to the proposed development.

It is considered that the proposed development would comply with advice in Chapter 12 of the NPPF. The proposal is consistent with advice in Paragraph 131, as it would result in conservation through a carefully considered development that would make a positive contribution to local character and distinctiveness.

Paragraph 133 and 134 suggest that where development would cause harm to the significance of a designated heritage asset permission should usually be refused unless there is clear and convincing justification or public benefits. It is not considered that any harm would be caused to the heritage assets that are the listed building and conservation area, quite the contrary, the character and appearance of the conservation area would, it is considered, be preserved and special interest of the listed building preserved.

The English Heritage (now Historic England) Conservation Policies and Guidance (2008) provides comprehensive guidance on the built heritage.

Paragraph 138 advises that *New work or alteration to a significant place should normally be acceptable if:*

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*
- d. the long term consequences of the proposals can, from experience, be*

demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

The proposed development would, it is considered, be consistent with this guidance. In particular, the alterations would not materially harm the value of the place and the quality of the design proposed may be valued now and in the future.

The Historic Environment Planning Practice Guide has not been cancelled following the issue of the *National Planning Practice Guide*. This guide provides some advice on alterations and additions. It is considered that the proposed development would be in line with wording in Paragraphs 178, 179 and 182 as it would respect the special architectural and historic interest of the building. In particular, the new work would not dominate and the plan form would be largely unaltered.

Flood risk

The property is located within Flood Zone 1 and therefore not at risk of flooding

Assessment

This part of Emsworth is a mixed-use area on the edge of the town centre where residential use would be compatible and appropriate.

Marketing of the property for a considerable time, in excess of the necessary six months required by Policy CS 4, has not revealed any realistic interest for commercial use.

There is a large dental practice almost opposite the application property. The lack of any access for disabled patients and limited ground floor space meant that the application property was not suitable for continued use for D1 purposes.

Internally the property is essentially modern and deficient in any historic interest. As such the proposed alterations would not impact on the significance of the listed building.

No external alterations are proposed, except for a conservation style rooflight in the rear facing roof slope and therefore the character and appearance of the conservation area would be preserved.

There would be no meaningful impact on highway or transportation issues.

Conclusion

The proposals would constitute sustainable development and provide a good quality dwelling in a highly accessible town centre location. There would be no negative impact on neighbours' amenity, local and national planning/heritage guidance would be adhered to, the special interest of the listed building would be preserved and not harmed and the character and appearance of the conservation area would be preserved.

Appendix A

Name: 55 AND 57, HIGH STREET

List entry Number: 1154719

Grade: II

Date first listed: 21-Jul-1975

Details

SU 7505 HAVANT HIGH STREET Emsworth (West Side) 21.7.75 11/17 Nos. 55, and 57

GV II

House above shops. Late C18. Rendered walls, and tile roof. Symmetrical front of 3 storeys, 5 windows. Victorian sashes. Ground floor shopfronts with central lobby entrance. Included for group-value, and as an important visual stop at the west end of Queen Street.

Listing NGR: SU7503105693