

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Recommendation - No objection.

I made a site visit 29.6.17.

A mixture of casement, fanlight and sash fenestration was noted in the immediate area.

Having regard to the Policy framework* below, due to the position of the property and proposed location of the rear dormer fenestration within this part of Emsworth Conservation Area, the extension, whose southern end would be barely glimpsed from King Street, would not be harmful in the wider AONB landscape and to the character and appearance of the Emsworth Conservation Area.

*Policy framework

NPPF paragraphs 14, 17, 56-58, 60, 64, 99, 109-113, 115 and Section 12; NPPG: ID6, ID7, ID18a, ID21a, ID26; CS11, CS12, CS16, CS17: Havant Borough Local Plan (Core Strategy) 2011; AL1, DM20: Havant Borough Local Plan (Allocations) 2014. Chichester Harbour AONB Management Plan 2014-2019: BD1, HE; CHC Planning Principles - 01, 03; Emsworth CACA & Management Plan; Emsworth VDS

Conservation Officer, Development Control

Principal Conservation Officer - No objection.

15 Queen Street is Grade II listed and dates to the mid 18th century. It is constructed of blue header brickwork with red flush dressings and a plain clay tiled roof. The property is also 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.

In this case the alterations to the fenestration on the existing rear dormer will not adversely affect the historic fabric of the building. The dormer is largely hidden from any public views and the casement windows proposed appear to be in keeping with the existing property.

No conditions necessary.

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: 4

Number of site notices: 1

Statutory advertisement: 30/06/2017

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) 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 sash windows in the rear dormer with casement style windows. Subsequent comments from the Principal Conservation Officer verified that the alterations to the fenestration on the existing rear dormer will not adversely affect the historic fabric of the building. The dormer is largely hidden from any public views and the casement windows proposed appear to be in keeping with the existing property.

7.3 It is therefore considered to be acceptable, meeting the requirements of policies CS11 and CS16 of the HBLP (Core Strategy).

(ii) Effect on the character of the listed building and Emsworth Conservation Area

7.4 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. It would have a neutral impact on the Conservation Area. 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 provision of replacement sash windows with casement windows to the rear dormer 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/17/00678 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:

Drg no. 16017-402 Location plan, block plan, existing and proposed floor and elevations plan, section plan

Design and access statement dated June 2017

Heritage statement dated June 2017

Reason: - To ensure provision of a satisfactory development.