

Principal Conservation Officer – No Objection

Site

39 Havant Road, Emsworth is a Grade II listed house with outbuildings set towards the rear of the site. It is these outbuildings (former coach house) which are the subject of this application. The Coach House is a pre-1948 structure within the curtilage of a Grade II listed building (39 Havant Road) and it, is therefore classed as a curtilage listed building.

This charming building is constructed of stone with brick quoin detailing and a slate roof. It is not located within the Conservation Area.

Proposal

The proposal seeks permission to convert the building into a short-term holiday let with the option to house an elderly relative. This is a resubmission seeking amendments to the previously approved applications ref: APP/17/00581 & 00582. The amendments relate to alterations to the internal layout.

Policy

The Act states that:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Of particular relevance is guidance contained in Historic Environment Good Practice Advice in Planning: 3 – The Setting of Heritage Assets published by Historic England. At the local level Policy CS11 of the Core Strategy 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 CP16 (1a) of the Core Strategy states Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site.

Policy DM20 of the Allocations Plan states that development proposals must conserve and enhance the historic assets of Havant

Assessment

The proposals work with the fabric of the building and provide a use which should trigger much needed investment to secure its future. Externally apart from the new fenestration (in existing openings) its current appearance will be largely maintained. The new glazed screen is an honest contemporary addition providing the maximum amount of light negating the need for lots of new openings elsewhere. The majority of the remaining existing windows are indicated to be replaced and a few rooflights are proposed within the roofscape. The detailing of the new window units is important and I am pleased to see that the agent has sent in details. Having reviewed these I am happy with what has been submitted.

Guttering would need to be of an aluminium system rather than black Upvc. Details will need to be conditioned. The rooflights are of an acceptable level limiting any harm to the simple roof form, however, no details have been received therefore a condition will also be required for these.

Internally the layout has been altered to allow for a more open plan living space within what is now the garaging area. The ground floor bedroom is now located within the potting shed. It is my view that these alterations have enhanced the scheme and as such I have no objections

As I understand it (as outlined in the design and access statement) the proposal seeks convert the building into a short term holiday let with the option to house an elderly relative. I assume a legal agreement will be undertaken to secure this? My concern is that I would not want the plot to be further subdivided for garden space. Part of the significance of the main dwelling is the large garden space that it sits in.

RECOMMEND

Planning and listed building consent be granted subject to the following conditions:-

1. Materials to match.
2. Any alterations and repairs to brickwork shall be carried out utilising matching materials, rick bond and jointing details. An appropriate lime mortar shall be used, the specification for which to be agreed in writing by the Local Planning Authority.

Reason - To maintain the character and avoid damage to the listed building.

3. Rooflight details
4. Guttering details to be submitted prior to the commencement of development.