

Recommendation: **GRANT LISTED BUILDING CONSENT**

APP/16/00868 - Listed Building Consent for addition of first floor bathroom window. ,

PERM,06/10/2016

APP/17/00563 - Listed Building Application for replacement of kitchen window to rear.,
PERM,13/07/2017

APP/17/00678 - Listed Building Consent for replacement of existing sash dormer
windows (one existing and one new) with casement style windows., DEL,

3 Proposal

Listed Building Consent for removal of internal partition wall on second floor to create open plan floor space.

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, Development Control

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.

Before assessing the impact of the proposal it is of primary importance that the correct weight should be attributed to the desirability of preserving the listed building from the outset, in accordance with section 66(1) of the Planning (Listed Buildings and Conservation Area) Act 1990 which states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall 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?

In this case the internal alterations to remove the partition wall will not adversely affect the historic fabric of the building. This is because the partition wall itself is a later addition to the building and is of little historic merit. It is therefore considered that the

proposals are localised in their impact on character and do not imply any harm.

Condition: Materials to match existing

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: 2

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 16/06/2017

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) Principle of development
- (ii) Impact upon the character and appearance of the Listed Building.
- (iii) Impact upon character and appearance of the St Faiths Conservation Area.

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. In this case the proposal is for Listed Building Consent and the site is located within the Emsworth Conservation Area. The proposals 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

Section 66 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.

The application has been considered in detail by the Council's Conservation Officer. There are no proposed changes to the building below 2nd floor level and the internal changes proposed do not impact on the features for which the building was listed. It is therefore considered that the proposed development would preserve the listed building.

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

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In this case there are no external changes proposed and the character and appearance of the Conservation Area would therefore be preserved.

8 **Conclusion**

In conclusion, the proposed development is considered to have an acceptable impact on the character and appearance of the Listed Building and Conservation Area and Listed Building Consent can therefore be recommended subject to conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/17/00591

(A) 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:

Design and Access Statement May 2017

Location Plan, Block Plan, Floor Plans and Elevation Drawing No. 16017 - 401

Reason: - To ensure provision of a satisfactory development.

- 3 All works of repair, restoration and replacement shall faithfully match the original features, unless otherwise agreed with the Local Planning Authority in writing.

Reason: To secure a satisfactory and sympathetic form of development and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.