

Principal Conservation Officer – No objection subject to amendments

The application site comprises the Town Brewery public house in West Street, Emsworth which is located in the heart of the Emsworth Conservation Area. Whilst not listed the building is particularly prominent in this central location with some attractive and traditional architectural detailing that clearly shows its former use as a PH. The main building comprises of three storeys with triple gables to the front. Windows are of a timber construction with leaded lights and there is an attractive herringbone brick stallriser under the existing ground floor windows.

Section 72 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 Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

It is my view that the proposal will largely preserve the character of the conservation area and the host building. The appearance of the front of the building as a former PH will be maintained and the design of the shopfronts is traditional. The increase in size of the shopfront windows will mean the loss of some of the herringbone brick stallriser but I do not believe this is particularly harmful. Some of this herringbone design is to be retained and the shopfronts will allow for better appreciation as retail units.

I would like to see the proposed central windows amended. I do not believe these sit so comfortably on the scheme and would prefer to see a window design similar to the existing. If this part of the scheme is amended I see no reason to object to the scheme and would recommend permission is granted subject to the following condition:

Details of doors with 1:20 elevation to be submitted prior to commencement

Reason: To ensure the proposal is in keeping with the character of the host building and the conservation area.