
Site Address:	5B King Street, Emsworth, PO10 7AX		
Proposal:	Listed Building Consent application for replacement fenestration and render.		
Application No:	APP/17/00020	Expiry Date:	01/03/2017
Applicant:	Mrs Burch		
Agent:	Mr Farrer	Case Officer:	Bee Crawford
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 The application site is a Grade II listed three storey property located at the end of a row of three properties in Emsworth Conservation Area. It has a slate tiled pitched and hipped roof and elevations of white painted render with part tile hanging to first floor. The site is level with open vehicular access leading to a courtyard garden at the rear of the property and a shingled parking area. The site is located in King Street which is in the centre of the conservation area in Emsworth Town Centre.
- 1.2 The adjoining three storey listed property is to the west, a listed two storey detached property is to the east and listed two storey properties are opposite and to the rear. The area is of medium density with a mixture of two and three storey detached, semi-detached and terraced properties of individual age, style and design reflecting the nature of the conservation area.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for Listed Building Consent for replacement fenestration and render.

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)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

5B King Street is a grade II listed Early 19th century dwelling predominantly rendered but with additional tile hanging to the side and exposed brickwork at ground floor to the rear. The property has a low pitched slate roof. The property was listed in 1975 and at the time the listing was made it had been split into 3 dwellings.

The proposal is for the replacement of all the existing softwood windows to be replaced with hard wood/accoya. The proposal also includes the removal of the architrave around the window to the rear of the property and a change in the style of opening to the windows on the second floor. These top opening swivel sashes are proposed to be replaced with fully working sash windows. The second area of work proposed by this application is for the removal of the existing render (assumed to be cement) and replaced with a Lime render.

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.

Pre application advice was sought on proposals made in this application and the Conservation stance has not changed from that advice.

Windows

The windows of 5B King Street were given consent for replacement in 1996. Therefore the fabric of the current windows can be considered to be of no historic merit. However the aesthetic of historical windows was retained when they were replaced in 1996 by retaining the use of single glazing. Single glazing avoids the double reflection of a double glazed units. The councils guidance on windows in listed buildings is for windows to be single glazed. As the proposal currently stands the use of Histo glass in the windows is unacceptable. This potentially will double the weight of the glass and although the application states where possible they will re-use the existing weights this is unlikely to balance the increased weight of the sashes if double glazed.

Confirmation of the timber, hardwood or Accoya should be established as this has not been specified on the application.

The removal of the architrave around the windows externally is deemed to be acceptable on account of it not being present on numbers 5, 5A and is not present at second floor level. The architrave was not mentioned in the previous application for window replacements may indicate that it was a later addition in an attempt to prevent ingress of water around the frames. It is possibly that the presence of the architrave is causing water to sit above the current frames and exasperate the current damp problems. It also indicates that the current windows were fitted almost flush with the

external surface of the wall.

The 'typical window detail' submitted is at 1:10 and difficult to scale off as well as see the detail of the glazing bar. I would therefore like to see window details for each form of window as per our standard window detail condition. All windows with the exception of the second floor windows should be sash windows with traditional weights and cords, with a central meeting rail as proposed. The windows are divided by 21mm glazing bar however the style is not clear at the scale submitted. I would like to see ovolo glazing bar that would replicate the previous consent.

The re-introduction of horns to the main window is welcomed additional feature.

Given the problems the property exposed location and the rot to the windows in it might be worth considering allowing small reveal to the windows so that the box of the sash is not flush to the wall surface. This would have the added advantage of allowing a slightly deeper sill to throw water away from the base of the sash.

Second floor windows are proposed to be fully working sash windows as supposed to the existing top hinged casements. This would be acceptable subject to conditions.

French doors to rear

On account of the door being subject to a higher level of use and that the doors are full height I will accept the use 'histo glass' slim line double glazing in the patio doors and this will provide a greater robustness and safety to the glass in the door. The proposed glass is to be 3-4-3 mm. The glass should be individual panes of histo glass with true glazing bars.

Render

The property is currently suffering for high levels of damp. This has caused the paint on the side of the property to blister off the wall. Suggesting that the paint used is not breathable.

The cracks in the render may be caused by a number of issues; movement as the building naturally settles or internally trapped moisture forcing its way through the brickwork underneath the render and causing the render to crack. The issue of source of the moisture needs to be addressed as well as allowing the building to breathe.

The heritage statement confirms the existing render is cementitious. This being the case those walls that are rendered will have very little breathability. Improving the buildings breathability by replacing the current render with a breathable lime render will allow moisture in the wall to evaporate. Confirmation as to the extent of render proposed to be removed should be sought. A method statement for the removal will be required. Cement based render is incredibly hard and un-sympathetic removal could cause substantial damage to the brickwork underneath. The pointing of the exposed brickwork should be closely inspected for sign of in-appropriate repointing that might contribute to reducing breathability.

Advisory:

There are ways of significantly improving the thermal properties of sash windows which have not been included in the proposed window design. These include the use of brushes set into the meeting rails. Companies that provide such improvements can be found through the Conservation Directory.

Secondary glazing can now be made to fit within the frame of the windows allowing

their full operation

The applicant is advised to take the opportunity whilst work is being done to check for cracks and erosion in the lead work around the eaves of the roof and blockages in the gutters that may be causing water ingress from the top of the building in order to eliminate these as possible causes of moisture.

Conditions:

Materials and finishes:

Sample area of render to be removed to assess the level of potential damage removal may cause to the brickwork.

Lime render and Lime wash specifications to be submitted prior to commencement and a sample panel of the lime washed render completed for inspection prior to work. Note the lime wash will need to have started the calcification process before inspection.

Returns to all openings shall be properly weathered and formed with true pencil rounded arrises. There shall be no use of metal angle or drip beads to form arrises in any external render.

Reason - To ensure all works are of a standard appropriate to a listed building.

Existing window weights and fixing should be re-used where possible.

Method statement:

A detailed method statement and material specification shall be submitted and agreed prior to works commencing. This should include details of the proposed method for the removal of paint and render; as well as the method of work to reinstate and making good.

For the avoidance of confusion a plan detailing the areas of render that are proposed for removal should be submitted as this is not clear for the plans submitted with the application.

Timing of works:

Unless otherwise agreed in writing by the Local Planning Authority the works hereby approved shall be implemented and satisfactorily completed between the months of April and October.

Reason - To accommodate the seasonal nature of working with natural lime.

Window details:

Window details for each type of window to be submitted. The details to comprise:-

- a) Plans to clearly identify the window and doors in question and its location within the property. Where a large number of windows and doors are involved the windows should be cross referenced to an elevation drawing or floor plan for the avoidance of doubt.
- b) 1:20 elevation and plan; 1:5 section and full size glazing bar detail.. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading)
- c) The materials used, method of opening and finishes.

The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason - In order to safeguard the building's special architectural and historic interest. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

Following the submission of additional details, amended plans and a revised design and access and heritage statement received 13 February, the Principal Conservation Officer confirmed that the changes have addressed all previous concerns and as such the application would be supported.

NB: Informative recommended.

Historic England

The response received advised it is not considered necessary for this application to be notified to Historic England.

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: 5

Number of site notices: 1

Statutory advertisement: 13/01/2017

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

(i) Appropriateness of design

7.2 The proposal is for the replacement of the windows to the south western, south eastern and north eastern elevations and the french doors to the south western (rear) elevation of the property and replacement render. Following the submission of additional details, amended plans and a revised design and access and heritage statement received 13 February, and subsequent comments from the Principal Conservation Officer, the design and appearance of the development is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of sections of policy CS16 of the HBLP (Core Strategy).

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

- 7.3 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 the development would therefore preserve the Listed Building as required by Section 16 of the Planning (Listed Building and Conservation Area) Act 1990.. It would have a neutral impact on the Conservation Area. A heritage statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would not result in any harm to 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/17/00020 subject to the following conditions

- 1 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Sample area of render to be removed to assess the level of potential damage removal may cause to the brickwork.

Lime render and Lime wash specifications to be submitted prior to commencement and a sample panel of the lime washed render completed for inspection prior to work. Note the lime wash will need to have started the calcification process before inspection.

Returns to all openings shall be properly weathered and formed with true pencil rounded arrises. There shall be no use of metal angle or drip beads to form arrises in any external render.
Reason: To ensure all works are of a standard appropriate to a listed building having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The removal of the existing external render shall be carried out in accordance with the method statement as set out in the submitted Design, Access and

Heritage Statement Rev A.

Reason: To ensure all works are of a standard appropriate to a listed building and no unnecessary harm is caused to the fabric of the building having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework..

- 4 Unless otherwise agreed in writing by the Local Planning Authority the works hereby approved shall be implemented and satisfactorily completed between the months of April and October.

Reason: To accommodate the seasonal nature of working with natural lime having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework..

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 3165 P_01 B Existing floor and elevations plan
Drg No. 3165 P_02 A Site location and block plan
Drg No. 3165 P_03 A Existing and proposed window details
Drg No. 3165 P_04 Existing french door details
Drg No. 3165 P_05 A Proposed french door details
Drg No. 3165 P_06 Proposed windows section plan
Drg No. 3165 P_07 Proposed french door section plan
Drg No. 3165 P_08 Proposed floor and elevations plan
Design and access and heritage statement Rev A

Reason: - To ensure provision of a satisfactory development.