
Site Address:	14 King Street, Emsworth, PO10 7AZ		
Proposal:	Listed Building Consent for replacement of porch.		
Application No:	APP/13/00937	Expiry Date:	12/11/2013
Applicant:		Team:	Team 2
Agent:	Mr Helyer	Case Officer:	Bee Crawford
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

1.1 The application site is a Grade II listed two-storey property with flat roofed dormers to the front, located at the end of a row of three properties in Emsworth Conservation Area. It has a pitched tiled slate roof with cream rendered elevations and an open canopied porch to the front, enclosed by a 1 metres high brick wall and entrance gate. There is an area at the side of the property for on site parking. The site is located in King Street which is in the centre of the conservation area in Emsworth Town Centre.

1.2 The adjoining neighbouring two storey property to the west is an older style property, the property to the east is a Grade II listed end of terraced two storey dwelling and a detached two storey Grade II listed dwelling lies opposite the site. 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 the refurbishment of the open canopied front porch.

4 Policy Considerations

National Policies

National Policy Planning Framework 2012.

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Listed Building Grade: Grade 2

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

Work affects attractive more recent open porch to this late C18/early C19 building. Borderline case for listed building consent as if limited to replacement of timber trellis work element arguable could be treated as repair. Sensible to cover in application as full scope of work uncertain prior to opening up and assessing full extent of decay. Can not be sure of date of porch (early/mid C20?) but it is a modern take on a Regency Porch usually executed in iron lattice work rather than timber. Have made cursory inspection on-site, timberwork in quite poor condition and has been patched in the past. Its significance is not such as to insist on retention and repair. Listed building interest would be satisfied by replication of current detail or replacement in truer form using metal rather than timber lattice. And lower plinth. From what I was able to glimpse should be able to retain copper roof in situ. However there are some design issues that should be addressed.

(a) The copper roof has unfortunately been painted. Left to weather naturally it would go to a delightful pale green, If renewal became necessary should be left in its natural state.

(b) The eaves junction of the copper roof is poor as it lacks any overhang. As a result rainwater runoff is directed into the timber joinery, accelerating its decay. Repeating this detail will result in similar failure in the future.

(c) Welcome rendering of plinth. Face brickwork out of character. Advise in reforming junction the render is flaunched to throw water clear. The current arrangement creates a ledge on which water sits causing decay.

Summary

The maintenance of a structure of similar form will retain the visual interest. Approach taken is satisfactory. Would equally support replacement using a metal lattice which would be more durable. For the sake of durability further thought needs to be given to rainwater throw off from roof to prevent repeat of current problem. Covered in more detail above. Have recommended conditions to cover execution of joinery detail and copper roof. See below.

Conditions

1. The replacement timberwork shall be a faithful copy, using the existing as a template for the new work.

Reason: To ensure the building's architectural/historic interest is maintained.

2. The local planning authority shall be given 10 days written advance notice of the commencement of work and afforded the opportunity to inspect, should it be considered that the timber bearers are inadequate requiring the removal and reconstruction of the copper canopy.

Reason: To allow the structure to be examined once opened up and to agree a methodology for the repair/replacement of the copper canopy as 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: 7

Number of site notices: 1

Statutory advertisement: 27/09/2013

Number of representations received: 0

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 refurbishment of the open canopied front porch to complemeny the existing structure. The design and appearance is deemed appropriate in context to the main building and is therefore considered to be acceptable.
- (ii) Effect on the character of the listed building and Emsworth Conservation Area
- 7.4 The Council's Conservation Consultant 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 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.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to
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subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory

Purchase Act 2004.

- 2 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2012.

- 3 The replacement timberwork shall be a faithful copy, using the existing as a template for the new work.

Reason: To ensure the building's architectural/historic is maintained and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The Local Planning Authority shall be given 10 days written advance notice of the commencement of work and afforded the opportunity to inspect, should it be considered that the timber bearers are inadequate requiring the removal and reconstruction of the copper canopy.

Reason: To allow the structure to be examined once opened up and to agree a methodology for the repair/replacement of the copper canopy as necessary and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and DM20 of the Havant Borough Local Plan (Allocations) 2013 and the National Planning Policy Framework 2012.

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

Drawing 13141-02 - Existing and proposed plans, elevations and section

Reason: - To ensure provision of a satisfactory development.