

Recommendation: **GRANT LISTED BUILDING CONSENT**

And current, associated planning application:

APP/22/00729 - Single storey infill extension to rear and Juliet balcony to rear. Alteration and replacement of modern fenestration with replacement aluminium windows and doors. Installation of photovoltaic panels

3 Proposal

Listed Building Consent for a single storey infill extension to rear and Juliet balcony to rear. Alteration and replacement of modern fenestration with replacement aluminium windows and doors. Installation of photovoltaic panels

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)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL3	(Town, District and Local Centres)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1	(Design & Heritage)
ENP_D1	(General Design Policy)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

Background The application site comprises a late C18 cottage located on South Street in the Emsworth Conservation Area. The property is known as Oyster Cottage and is Grade II listed. It was a former fisherman's cottage so is simple in its vernacular form, built of brick with a clay tile roof.

To the rear is modern (1970's), two-storey extension with a variety of window designs at both ground and first floor levels.

Legislative and Policy Context When assessing the proposal, the following legislation and policy context is taken in consideration.

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.

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.

Policy CS16 (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.

The Emsworth Neighbourhood Plan has now been adopted and has relevant policies which are applicable to this application:

Policy H1 – Design and Heritage

Policy H2 – Heritage Appraisals

Proposal:

‘Single storey infill extension to rear and Juliet balcony to rear. Alteration and replacement of modern fenestration with replacement aluminium windows and doors. Installation of photovoltaic panels’

Assessment of proposal

The proposed works are limited to the rear extension which is clearly a modern addition and not in keeping with the historic character of the historic front section of the cottage. The proposal to replace the existing windows in the modern part of the building with aluminium framed glazing is considered to be a visual improvement and will provide a uniformity across the rear elevation. The rear section of the adjacent commercial building forms the side boundary of the garden and the proposed windows would be more in keeping with this setting.

The proposed photovoltaic panels would be positioned on the flat section of roof on the rear extension. Due to the roof design which creates a parapet around the edge, the panels would be concealed from view. For this reason, the impact on the listed building would be negligible.

Overall, it is considered that the proposal would not result in harm to the significance of the listed building, or the wider conservation area.

Conclusion – No objection

Historic England

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers.

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: 8

Number of site notices: 1

Statutory advertisement: 02/09/2022

Number of representations received: 0

Comment	Officer Comment
None received	

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 Listed Building, Conservation Area and AONB

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to material considerations. Since the site lies within a Conservation Area and affects a Listed Building, Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are relevant to the determination of this application requiring special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest, as well as the desirability of preserving or enhancing the character or appearance of a conservation area.

(ii) Impact upon Listed Building, Conservation Area and AONB

7.3 The impact of the proposals on the character and appearance of the Listed Building has been carefully assessed by the Council's Conservation Officer who has no objection to the proposal. The existing rear extension is not in keeping with the historic character of the cottage, but cannot be seen from any public vantage point. The enlargement of the footprint of the ground floor 1970's extension, to match the first floor above, would have no impact on the historic core of the building. The enlarged elevations are shown as painted brickwork to match.

7.4 The replacement of the windows, including increasing the opening on the rear elevation to create a Juliet balcony, with aluminium crittal style windows would provide

consistency across the rear windows which would also blend with the industrial style windows in the adjacent warehouse. Since they are not visible from the Conservation Area and the front windows within the LB would remain unaltered, then there is no objection to this change in rear fenestration detail. Whilst CHC have noted measures to limit light pollution should be considered, as a site within the town centre, and with only modest alterations to an existing extension, this is not considered justified or necessary.

- 7.5 The proposed photovoltaic panels would be sited on the flat roof of the existing mansard style roof, which has a slight parapet surround. Therefore the photovoltaic panels would not be visible from the public realm and have no adverse impact on the historic core of the LB, appearance of the Conservation Area or AONB.
- 7.6 Overall the proposed modest ground floor infill extension, window alterations and use of photovoltaic panels, are deemed appropriate in context to the host Listed Building, with no substantial or less than substantial harm to the Listed Building, and would preserve the setting of the Conservation Area and not result in any harm to the character of the AONB. The proposal is therefore considered to be acceptable, meeting the requirements of Policies CS11, CS12, and CS16 of the HBLP (Core strategy); policy DM20 of the HBLP (Allocations) and the design policies within the Emsworth Neighbourhood Plan.

Conclusion

- 8.1 The proposed modest ground floor extension, replacement windows and photovoltaics, are considered appropriate to this already modernised Listed Building and would not cause any harm to the historical significance of the building, and would preserve the appearance of the Conservation Area and AONB. The proposal is considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/22/00730 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 external materials used shall be as indicated on the submitted forms and hereby approved plans, 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.