

Heritage Team Response

Date – 28/9/2022

APP/22/00744 – Land between Dolphin House and no. 2 Dolphin Quay, Dolphin Quay, Queen Street, Emsworth

Background

The site is located in Queen Street, within the Emsworth Conservation Area and the Chichester Harbour AONB. The site forms part of what was a former boatyard complex but has now been redeveloped into residential housing (APP/16/00921). This includes more traditional style housing fronting onto Queen Street where there are a number of protected historic buildings and 2 no. contemporary style houses fronting onto the Mill Pond at the rear.

The application site itself sits at the entrance to the development, at the slipway to the harbour which is now enclosed by a timber clad sea wall. As part of the planning permission for the development, the application site was proposed to be a small public amenity space, however it has been finished with paving and left open.

Proposal

Following the withdrawal of APP/22/00232, which also proposed a catering kiosk, a revised application has now been submitted.

This proposes a 'temporary, converted trailer type structure with wheels that can be hitched and moved from site if necessary' (D& Statement). The structure would be located to the eastern part of the site. Public benches have now been installed on the western part of the site. Further seating is proposed in front of these benches. There are no final details on colours etc but the D&A statement advises that the converted trailer will utilise muted colours which compliment the historic setting of Queen Street.

NB – the accompanying Heritage Statement has not been updated to assess this revised application

Legislative and Policy Context

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

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.

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.

With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (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 planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

The Emsworth Neighbourhood Plan and the relevant policies within this are also a planning consideration in this decision making process.

Assessment:

The relevant consideration relating to the historic environment in this instance is the impact of the proposals on the nearby historic buildings – predominantly Dolphin House, their settings and any features of special architectural or historic interest which it possesses; and, the impact on the Conservation Area.

In contrast with the previous scheme, a converted horse trailer would have less visual impact in the context of the Queens Street streetscene. This is due to its smaller size and that it would not appear as a fixed and permanent structure. A trailer of this type, if finished with appropriate colours and signage, would have a traditional style appearance which would blend in with the historic character of this part of the conservation area.

I note that a number of objections have been raised with regards to potential noise, litter and loss of amenity. These are concerns to be weighed up in the planning considerations however, without adequate measures in places to control such issues, they may have a harmful impact on the character of this part of the conservation area which is generally more tranquil, being situated away from the main High Street and closer to the Chichester Harbour waterfront.

If the application is to be recommended for approval, then I would suggest the inclusion of conditions restricting the hours of operation, provision of a litter bin, no amplified music and restriction on types

of cooking / drinks sold etc. A condition should also be included requiring details of colour, finish and signage of the mobile unit prior to any development taking place.

Conclusion

NO OBJECTION subject to the inclusion of the conditions referred to above.

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