

DELEGATED OFFICER REPORT

Site Address:	7 Queen Street, Emsworth, PO10 7BJ		
Proposal:	Listed Building application for single storey rear extension. Modification of approved scheme APP/22/00987 & APP/22/00988.		
Application Type:	Listed Building Consent		
Application No:	APP/24/00769	Expiry Date:	07/11/2024
Applicant:	Mr & Mrs Crick		
Agent:	Mr Helyer	Case Officer:	Jennie Fox
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: GRANT LISTED BUILDING CONSENT

1 Site Description

- 1.1 7 Queen Street, Emsworth, PO10 7BJ is a late C18, end of terrace, 3-storey property which is Grade II listed and located to the south side of Queen Street in the Emsworth Conservation Area. The front of the property faces north-west and is hard on the pavement, close to the junction with King Street and High Street. The building has previously been extended at the rear with a glazed, pitched roof extension and to the side along the south-west boundary. To the rear of the house is a walled garden with a detached outhouse. The main house is arranged over 4 no. floors including the basement and is finished in render with a plain clay tile roof.
- 1.2 The area surrounding the application site is comprised of a mix of two and three storey buildings. The northern side of Queen Street where it meets King Street and High Street has several shopfronts at ground floor and is late C18 in style. Further along Queen Street to the north-east there are more modern commercial and residential properties. The southern side of Queen Street where the application site is located is residential.

2 Planning History

01/60132/002 - Single storey extension to rear and replacement of two windows in rear elevation., PERM,23/02/2001

01/60132/003 - Listed Building Application for single storey extension to rear and replacement of two windows in rear elevation., PERM,23/02/2001

95/60132/001 - Single storey rear extension and alteration to front dormer, PERM, 95/60132/000 - Listed building application for single storey rear extension, reconstruction of chimney stack and alteration to front dormer., PERM, 04/60132/004 - Listed building consent for a pair of iron handrails either side of front door., PERM,03/08/2004

APP/16/00857 - Listed Building Consent for retention of 2No. rooflights. (Retrospective). , PERM,21/09/2016

3 Proposal

Listed Building application for single storey rear extension. Modification of approved scheme APP/22/00987 & APP/22/00988.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H2 (Buildings of Local Historic Interest)
ENP_H1 (Design & Heritage)
ENP_D1 (General Design Policy)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy, The Harbour Office

Recommendation – No objection, subject to respective re-imposition of the planning conditions attached to decisions APP/22/00987 & APP/22/00988.

Officer reasoned justification

I visited the site on 14 October 2024 and had regard to the policy framework* below and submitted photographs in making these comments.

End of terrace town house, built as early as 1768, Grade II Listed# in 1952, located within Character Area 'A' of Emsworth Conservation Area. It would seem the property was generally Listed for its street façade.

Enclosed yard provides a gap to property to south-west, where one can obtain a glimpse of the rear projection.

Property either side is Listed as are several opposite and others whose plots abut to the rear. No other public vantage points of the rear of this property.

I note The Conservancy raised no objections to applications APP/22/00987 & APP/22/00988 and that approvals were previously given for a rear extension under decision 05/54973/003, on 15.8.2005.

The adjustment proposed to the previous approvals is very minor and seems to comprise an infill between a W.C. and outbuilding, also slightly squaring-off the

outbuilding and moving the door into it.

No historic fabric of the building would be lost.

The proposals are sympathetic to the fabric and integrity of the Listed Building and completely sub-ordinate to the host dwelling. They would have no adverse impact to the Chichester Harbour National Landscape (NL – formerly AONB), where the character and appearance of the Emsworth CA would be preserved, subject to being executed with good quality building materials, as set out on the bottom of the 7th page of the submitted Helyer Davies supporting statement.

Conservation Officer

The application site comprises a late C18, end of terrace, 3-storey property which is Grade II listed and located on Queen Street in the Emsworth Conservation Area. The building has previously been extended at the rear with a glazed, pitched roof extension. To the rear of this is a walled rear garden. The house is arranged over 4no. floors including the basement, which currently has a lowered head height.

Legislation

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

Planning (Listed Building and Conservation Areas) Act 1990

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 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall 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.

National Planning Policy Framework (revised November 2023)

Chapter 16 of the NPPF relates to the Historic Environment including paragraphs 195 – 214. The building subject to this application is not listed but is deemed to be a non-designated heritage asset (as set out in the introduction) and therefore the following paragraphs are most relevant to the determination of this application:

Para 207 states that:

‘where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met.

Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development

Para 208 states that:

‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.

Para 209 states that:

‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

Havant Borough Local Plan (Core Strategy 2011 and Allocations Plan 2014)

Policy CS11 – Protecting and Enhancing the Special Environment and Heritage of the Havant Borough

Policy CS11 (4) states that planning permission will be granted for development which: ‘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 CS16 – High Quality Design

Policy CP16 (1a) of the Core Strategy states that:

‘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:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site’.
- b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
- d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
- e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

Policy DM20 (Allocations Plan) - Historic Assets

Policy DM20 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.

Emsworth Neighbourhood Plan

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 – Locally Listed Buildings

Assessment

The proposal is for a single storey lean to, located at the rear of the property, connecting into the existing outbuilding. The small extension would form a wc. The door on the outbuilding, would be relocated where the window currently is and form a set of double doors. The new infill extension would have a traditional style external door on the side elevation. It would feature a mono-pitch roof comprising lead, with brick walls to match the brick of the existing utility room.

The proposed works are minor in scale and would not result in harm to the historical or architectural significance of the listed building, nor the Emsworth Conservation Area. The proposal therefore meets the test set out in Sections 16, 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and the relevant sections / policies of the NPPF and adopted Local Plan.

Conclusion

NO OBJECTION subject to the inclusion of the same conditions (1-3) imposed on PP APP/22/00988

Councillor Charles Robert

None received.

Councillor Grainne Rason

None received.

Councillor Reuben Mychaleckyj

None received

Emsworth Residents Forum, c/o Emsworth Community Centre

None received.

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: 9

Number of site notices: 1

Statutory advertisement: 11/10/2024

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) Principle of development
- (ii) Impact on the Listed Building

(i) Principle of development

In this case the proposal includes works to a Listed Building. The proposal must therefore be assessed against the relevant parts of the Planning (Listed Buildings and Conservation Areas) Act 1990 and this assessment is made below..

(ii) Impact on the Listed Building

7.2 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent for any works the local planning authority shall 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.

7.3 Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 seeks to protect and where appropriate enhance listed buildings.

7.4 Policy H1 of the Emsworth Neighbourhood Plan states, inter alia, that any new development or alteration that affects or has the potential to affect a heritage asset will be required to conserve or enhance the significance of the heritage asset.

7.5 Section 16 of the NPPF is applicable. Paragraph 201 of the NPPF 2023 requires Local Planning Authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise.

- 7.6 The significance of 7 Queen Street, which is a Grade II Listed Building lies in its C18 architecture. The listing entry is as follows; *'House. Late C18. Stucco, with a tile roof. 2 storeys and attic, 3 upper windows. Brick dentil eaves, 2 modern flat-roofed dormers. Sashes in exposed frames, with cambered heads, 3-light splayed bay to the ground floor (east side), with a dentilled cornice. Doorway has a moulded cornice on carved brackets, eared architrave, 7-panelled (3-top-glazed) door, above 3 stone steps, and wrought-iron plain side rails.'*
- 7.7 In terms of the impact of the proposals on the heritage asset, the conservation officer has provided comprehensive comments which, for brevity, will not be repeated but are set out within the consultation response above.
- 7.8 The conservation officer comments that overall, it is considered that these works will not harm the historical or architectural significance of the designated heritage asset. As such, the conservation officer raises no objection to the proposal, subject to conditions.
- 7.9 The proposal is therefore considered to be acceptable and would not result in harm to the significance of the Listed Building, meeting the requirements of Policies CS11 and CS16 HBLP (Core strategy), Policy H1 of the Emsworth Neighbourhood Plan and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8 **Conclusion**

- 8.1 It is considered that the proposal preserves the character of this Grade II Listed Building in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policies CS11 & CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and Policies D1, & H1 of the Emsworth Neighbourhood Plan 2019-2036.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/24/00769 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 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the new windows / doors have been submitted to and approved in writing by the local planning authority. The details to comprise:-
 - a) Plans to clearly identify the window in question and its location within the building. These 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) if applicable.
- 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: To ensure the appearance of the development is satisfactory and in order to safeguard the building's special architectural and historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Adopted Allocations Plan 2014, policies H1, H2 & D1 of the Emsworth Neighbourhood Plan and the National Planning Policy Framework 2023.

- 3 No work shall commence until samples and/or full specification/webpage link of all materials (including external finishes/colours) have been submitted to and approved in writing by the local planning authority and thereafter carried out in full accordance with such approval. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and in order to safeguard the building's special architectural and historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Adopted Allocations Plan 2014, policies H1, H2 & D1 of the Emsworth Neighbourhood Plan and the National Planning Policy Framework 2023.