

Heritage Team Response

Date – 9/11/2022

APP/22/00894 – 42c Bridgefoot Path, Emsworth

Background

The site is located in Bridgefoot Path and fronts onto the Mill Pond. It is located within the Emsworth Conservation Area. The site forms an end of terrace, three-storey property in a short terrace row. The design of this terrace is relatively contemporary, possibly 1960's style, in comparison to the older style Victorian terrace properties along Bridgefoot Path.

Proposal

- Single storey rear extension with roof terrace and rear glass balustrade with relocation of rear external staircase.
- Partial infill of existing ground floor covered car port.
- Installation of two new windows to flank wall at first and second floor levels.
- Installation of solar panels to front and rear pitched roofs
- Installation of external insulation to walls with horizontal composite cladding to upper two storeys and rendering to front side and rear ground floor.

Legislative and Policy Context

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

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.

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 – Heritage Appraisals

Officer Response:

In comparison to the other properties in the terrace, No. 42c still appears to be in its original form, not having updated the windows, cladding material, or balustrade.

The proposed rear extension would not be highly visible from Bridgefoot Path, nonetheless, it would be in keeping with the main house and the remainder of terrace which have all extended to the rear in a similar fashion. Overall, there are no objections to this element of the application.

The installation of the solar panels would also be obscured from view due to the very shallow pitch of the roof. Overall, there are no objections to this element of the application.

The main elements which would be visible are the two new windows in the side elevation, the new horizontal cladding to the external façade at first floor and above and the new rendering to the front side and rear ground floor. These materials changes will result in the property appearing noticeably more contemporary in appearance however, they are similar to the changes which have been made to the adjoining properties. To ensure that the cladding and render relate well to each other and the property which also includes new anthracite windows, samples should be submitted agreed prior to their installation.

Overall, the proposals would meet the test of Section 72 of the TCPA 1990 in that they would preserve and enhance the special qualities of the conservation area. The proposal would also accord with the relevant national and local planning policy.

Conclusion

No objection subject to the inclusion of a material sample condition including the render and cladding.

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