
Site Address:	Flat D, 29 Queen Street, Emsworth, PO10 7BJ		
Proposal:	Listed Building Application for the replacement of 2 sash windows.		
Application Type:	Listed Building Consent		
Application No:	APP/22/00413	Expiry Date:	22/07/2022
Applicant:	Mr McClaren		
Agent:	Mr Tuson	Case Officer:	Jeff Sadler
	MT Planning		
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 Dolphin House, Number 29 Queen Street, comprises a Georgian period Grade II listed building, three storeys to eaves with painted render elevations. Flat 'D', the subject of this application, is a single bedroom, first floor apartment, located towards the rear of the listed building. The property lies at the end of a row of smaller dwellinghouses fronting Queen Street. The property is flanked to the east by a public footpath skirting the tidal outfall of the River Ems.
- 1.2 The listing description reads:
'House (office). Early C19. Stucco, with a slate roof. Symmetrical front (north) of 3 storeys, 3 windows. Hipped roof. Wide eaves on brackets, 1st floor band, stone cills. Sashes in reveals (2nd floor centre blank), 1st floor centre a ½-glazed folding door. Porch on oval plan with 4 columns, 6-panelled door. Prominent east elevation of 3 storeys, 1.1.1 windows. Central wide chimney with pediment, projecting centrepiece with 1st floor tall window within a recessed arch, 1st floor band, plinth. Sashes (3 blank panels), 1st floor centre has a delicate wrought-iron balcony rail with a diagonal pattern. Porch recently altered'.
- 1.3 The property lies within Emsworth town centre and Conservation Area and within Chichester Harbour Area of Outstanding Natural beauty (AONB).

2 Planning History

09/71910/001 - Replace existing conservatory with new garden room and add an additional floor to existing single storey workshop., PERM,22/09/2009
09/71910/002 - Conservation Area Consent for the demolition of existing conservatory., PERM,22/09/2009
APP/15/00101 - Crown reduce 1No. Willow by 7m and crown raise 1No. Monterey Cypress by 5.5m on east side within Emsworth Conservation Area., RNO,05/03/2015
APP/16/00575 - Listed Building Consent to form two interior openings to allow borrowed light into Flat A., PERM,04/08/2016

3 Proposal

- 3.1 Listed Building Consent is sought for replacement of a pair of sliding sash timber windows located within the rear elevation of the property at first floor level. The existing windows are in an advanced state of disrepair. The replacement windows would be Georgian style, 'like for like' hardwood framed, single glazed, sash windows of traditional proportions and construction.

4 Policy Considerations

The Planning (Listed Buildings and Conservation Areas) Act

Section 66 of the Act requires that special regard be given to the desirability of preserving the building or its setting or any features it possesses that are of special architectural or historic interest.

The Act also requires (Section 72) that special regard be given to the desirability of preserving or enhancing the character and appearance of the area.

The National Planning Policy Framework

The National Planning Policy Framework (NPPF) 2019 states that, Heritage Assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

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

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

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))

CS16 (High Quality Design) states that planning permission will be granted for development that is designed to a high standard. 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.

Emsworth Neighbourhood Plan

ENP H1 (Design & Heritage)

ENP D1 (General Design Policy)

Policy H1 - Design and Heritage

Policy H2 - Heritage Appraisals

Supplementary Guidance

Havant Borough Council Borough Design Guide SPD December 2011

Listed Building Grade: II

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

The Conservancy has a statutory responsibility for the Area of Outstanding Natural Beauty (AONB) and have responded stating that they have 'no objection' in principle, but have drawn attention to the lack of information to enable the proposals to be fully considered.

The Conservancy has commented: 'This is a Grade II Listed building situated in a prominent position within the AONB. The submitted application states that the replacement sliding sash windows would be replaced 'like for like' but there are no plans to demonstrate this.

The windows in question are visible from the public footpath running past the site and whilst we have no objection in principle to their replacement with suitable timber windows of a matching appearance, the LPA needs to ensure that the replacements are sympathetic to the historic fabric and character of this Listed building.'

***Officer Note:** Since receipt of the above comments, drawings have been received showing details pertaining to the windows, which demonstrate that they would be historically accurate in both construction and appearance and once installed would preserve and enhance the historic significance and architectural integrity of the building.*

Conservation Officer

As the proposal is to replace the windows like for like, it is considered that the replacements will not harm the historical or architectural significance of the designated heritage asset, specifically the listed building and Emsworth Conservation Area. As such no objection is raised'

Councillor Julie Thain-Smith

No comments received

Councillor Lulu Bowerman

No comments received

Councillor R Kennett

No comments 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: 10

Number of site notices: One

Statutory advertisement: 24/06/2022

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 issue arising from this application is:

(i) Impact upon the Listed Building, the Conservation Area and the AONB.

7.2 As the site lies within a Conservation Area and the proposal would comprise works to 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. Special regard is consequently to be given to the desirability of preserving the listed building and its setting and 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.

7.3 The proposal is limited to the installation of two replacement timber windows. The proposal falls to be considered as a necessary reparation to the historic fabric of the building and as such is to be supported in principle. The proposal is to be determined having regard to legislation and policy relative to the Grade II listed status of the building and its conservation area and AONB context.

7.4 It is necessary to take account of the desirability of sustaining and enhancing the significance of heritage assets whilst giving consideration to the positive contribution that conservation of heritage assets can make to sustainable communities. In this instance, the proposal reflects an acceptable initiative to maintain the built fabric of the building in its historic form. It is to be accepted that certain traditional building materials such as wood, are subject to deterioration, particularly when used externally. In this instance, the proposed replacement sliding sash windows would be historically accurate with glazing held in place by puttied seams and correctly dimensioned glazing bars. Replacement would be preferable to localised reparation as this would provide an extended life expectancy for the windows.

7.5 Although not visible to street-scene views the development would be subject to a degree of public domain visibility when viewed from the coastal footpath running alongside the adjoining tidal inlet and shoreline. Given the nature of the development, the proposal would not be detrimental to the character or visual amenity of the area.

7.6 The impact of the proposals on the character and appearance of the Listed Building has been carefully assessed by the Councils Conservation Officer who has no objection to the proposal. Overall, it is considered that the proposal comprises an acceptable form of reparation and should be supported.

8 Conclusion

8.1 The proposal would preserve and enhance the special architectural and historic interest of the listed building and would preserve the setting, appearance and character of the Conservation Area and 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 and is hereby recommended for approval subject to the standard time limit condition.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/22/00413 subject to the following condition:

- 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.