
Site Address:	17 Queen Street, Emsworth, PO10 7BJ		
Proposal:	Listed building consent for alterations to rear rooflights (previously approved under APP/20/01129).		
Application No:	APP/22/00201	Expiry Date:	22/04/2022
Applicant:	Mr Gilroy		
Agent:	Miss Knight	Case Officer:	Selina Donophy
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

This application site is a three storey dwellinghouse located on the south side of Queen Street, Emsworth. The dwelling is of brick construction with sash windows and dormers to the front roofslope. To the rear of the site is a detached , converted stable building . This property is located within the Emsworth Conservation Area and is a Grade II Listed Building.

2 Planning History

03/64205/004 - Listed Building application for alterations to existing outbuilding incorporating introduction of externally hung sliding doors (in place of existing windows) to south east elevation, new metal roof lights to north east elevation, reinstatement of original opening to north west elevation and new mezzanine floor., PERM,20/02/2003

00/64205/003 - Listed Building Application for the retention of UPVC window in rear dormer and replacement fireplace in front room, SPL,15/01/2001

99/64205/001 - Retrospective Listed Building application for renovation of existing kitchen roof, installation of 2 velux windows and replacement windows to dormer in south elevation, replace existing square light with round opening light in east elevation, and replacement of fire surround to living room, WD,30/07/1999

99/64205/002 - Retrospective application for the installation of two velux windows in south elevation of kitchen, replacement circular opening light to east elevation and replacement velux to kitchen passageway, PERM,15/02/2000

99/64205/000 - Retrospective Listed Building application for renovation of existing kitchen roof, installation of 2 velux windows in south elevation and replace existing square light with round opening light in east elevation, WD,07/06/1999

APP/20/01129 - Listed Building Consent for re-roofing of rear single storey extensions with replacement plain clay tiles to pitched roof and sedum roof to flat roofed area, pv panels to the rear roof slope, new flue, enlargement of existing 1st floor WC to include a shower, reconfiguration of ground floor bathroom to include a new roof light above., PERM,15/02/2021

3 **Proposal**

Listed building consent for alterations to rear rooflights (previously approved under APP/20/01129).

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)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H2	(Buildings of Local Historic Interest)
ENP_H1	(Design & Heritage)
ENP_D1	(General Design Policy)
ENP_D2	(Height, Mass & Materials)
ENP_D3	(Layout, Form & Density)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 **Statutory and Non Statutory Consultations**

Chichester Harbour Conservancy

The current proposal site location lies within the AONB. The status of the AONB within the statutory planning assessment regime needs to be fully assessed as a fundamental part of the comprehensive approach of the proposal. The proposal comprises works / alterations that require detailed approval of the LPA. The proposed works lie wholly within the site. The proposed works would be 'permitted development' other than the location being within the AONB. **Listed Building** Consent however would be required given the historic status of the structure.

The planning history for the site indicates an earlier approval for the same visual works to the rear of the building APP/20/01129 EMS dated 15 February 2021. The previous permission has an obvious bearing on the current proposal in relation to the AONB.

The proposal is located within a built-up urban location. The proposal is for the variation to the works considered under APP/20/001129 EMS for replacement of fenestration to the single-storey rear part of the building facing the yard area together

with the installation of two rooflights to the mono-pitch roof to the single-storey rear portion of the building. As then, no details of any external lighting are shown. The variation appear to be in relation to the method of opening the roof lights, a change from manual operation to electric operation. This would not have any impact visually to the building, the site, or the surroundings, or within the wider AONB protected national landscape designation.

The submission includes a Heritage Statement. There is no AONB Visual Impact Statement. There is no reference to para 172 of the NPPF. There is only passing mention of recognition of the site's location within the AONB protected national landscape (which encompasses large areas of countryside, villages and towns located inland from the actual harbour waters and coastline). There is no AONB policy approach consideration made. This is a fundamental omission by the agents given the sites location within the AONB and the status of the AONB within the statutory planning assessment regime.

ASSESSMENT CONSULTATION CONCLUSION

AONB PP01, PP03, PP09, Joint SPD considerations have been part of this AONB planning assessment. Given the backdrop and setting of the built-up area, the works to the street scene would be unnoticeable and not unduly imposing to the public realm (subject to adequate dark skies lighting / screening controls). The permanent physical works to the rear of the dwelling are proportionate and subservient to the host building. The scale of the proposed works would have a visual impact within the site but unlikely within the local area. In this setting the proposal is considered to have little significant visual impact on the AONB protected national landscape or be demonstrably harmful to the natural beauty of the AONB environment and surrounding supporting hinterland / buffer area.

The Chichester Harbour Conservancy raises **no objection** to the current submission. Appropriate planning conditions to control the materials of construction, the finished appearance, and measures to limit light pollution within the Dark Skies protocol should be considered by the LPA.

Conservation Officer, Development Control

Background

No. 17 Queen Street is located in Queen Street in the Emsworth Conservation Area. It is a Grade II listed, 3-storey building located at the end of a terrace row.

It has a rear extension with a clay tile roof. The rear entrance is accessed by a communal path that also serves No's 13 and 15. There is a raised roof light on the rear elevation which serves a ground floor bathroom.

Proposal

Listed Building Consent for alterations to rear rooflights (previously approved under APP/20/01129).

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.

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.

Officer Response: _

There is no objection to the use of electrically operated roof lights in the single storey rear section, as opposed to manual opening versions. This will not affect the historical significance of the building.

Conclusion _

No objection

Councillor Julie Thain-Smith

No comment

Councillor Lulu Bowerman

No comment

Councillor R Kennett

No comment

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: 5

Number of site notices: 1

Statutory advertisement: 25/03/2022

Number of representations received: 0

Comment	Officer Comment
No comments 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 the character and appearance of the conservation area and listed building
- (iii) Impact upon residential amenity
- (iv) Impact on the AONB

- (i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. As the building is Grade II listed the Local Planning Authority has a duty to preserve or enhance the building. 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.

7.3 The Council has a statutory duty under the planning (Listed Buildings and Conservation Areas) Act 1990 to properly assess the impact of development

proposals on designated heritage assets. The designated heritage asset most significantly affected by the present proposals is the Emsworth Conservation Area, both directly and its setting. The National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) provide additional guidance on the interpretation. The current proposals primarily affect the Emsworth Conservation Area and its setting. Any decisions relating to conservation areas (including their setting) must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular section 72) as well as satisfying all the relevant policies within the National Planning Policy Framework and the Local Plan. In basic terms new development needs to be informed by the characteristics that contribute to the character of the conservation area and be designed to at least preserve or preferably enhance these qualities

(ii) Impact upon the character and appearance of the conservation area and listed building

- 7.4 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.
- 7.5 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.
- 7.6 This proposal comprises the replacement of the rooflights located on the rear roof slope of the kitchen to be mechanically opening versions. The proposal would also include the replacement of the hallway rooflight with a mechanically opening version. The proposed alterations would not result in any visual difference and the Conservation Officer upholds no objection to this proposal.

(iii) Impact upon residential amenity

- 7.7 The proposal would not result in any harm to neighbour amenity.

(iv) Impact on the AONB

- 7.8 The proposal site is within the Chichester Harbour AONB. The Chichester Harbour Conservancy has been consulted and has upheld no objection to the proposal.

8 Conclusion

- 8.1 The changes proposed to no 17 Queen Street are considered to have a limited and acceptable impact on the character and historic integrity of this listed building and the Emsworth Conservation Area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policies CS11 and CS16 and policy DM20 of the Local Plan (Allocations) and can be considered acceptable for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/22/00201

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.