

Heritage Team Response

APP/22/00729 and 730 – 39 South Street, Emsworth

Background

The application site comprises a late C18 cottage located on South Street in the Emsworth Conservation Area. The property is known as Oyster Cottage and is Grade II listed. It was a former fisherman's cottage so is simple in its vernacular form, built of brick with a clay tile roof.

To the rear is modern (1970's), two-storey extension with a variety of window designs at both ground and first floor levels.

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.

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 development proposals must conserve and enhance the historic assets of Havant.

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

Proposal:

The proposal is as follows:

‘Single storey infill extension to rear and Juliet balcony to rear. Alteration and replacement of modern fenestration with replacement aluminium windows and doors. Installation of photovoltaic panels’

Assessment of proposal

The proposed works are limited to the rear extension which is clearly a modern addition and not in keeping with the historic character of the historic front section of the cottage. The proposal to replace the existing windows in the modern part of the building with aluminium framed glazing is considered to be a visual improvement and will provide a uniformity across the rear elevation. The rear section of the adjacent commercial building forms the side boundary of the garden and the proposed windows would be more in keeping with this setting.

The proposed photovoltaic panels would be positioned on the flat section of roof on the rear extension. Due to the roof design which creates a parapet around the edge, the panels would be concealed from view. For this reason, the impact on the listed building would be negligible.

Overall, it is considered that the proposal would not result in harm to the significance of the listed building, or the wider conservation area.

Conclusion – No objection

21/9/2022