

## **Heritage Team Response**

### **APP/22/00605 and 606– 23 Tower Street, Emsworth**

#### **Background**

The application site comprises a Grade II 17<sup>th</sup> C listed building in residential use. It is located at the end of Tower Street in the Emsworth Conservation Area. It occupies a prominent position facing onto Chichester Harbour.

There is an attractive garden which separates the house from the harbour edge. This is marked by a low height, wooden style picket fence

#### **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 for a new garden wall in place of the existing picket wooden fence, above the existing sea wall. The wall has been designed to extend across both 5 Seaview Terrace and 23 Tower Street at a low height to retain views across the harbour. The new wall would be brick, built in an English cross bond.

#### **Assessment of proposal**

At present, the application site is the only property without a brick wall to mark the boundary with the harbour edge. The proposal therefore to build a low height brick wall is not considered to be out of character with the conservation area, or the general Chichester Harbour AONB setting.

Overall, subject to a brick sample and mortar type being agreed, the proposal would not result in harm to the significance of the listed building, or the wider conservation area, which includes the harbour setting.

Conclusion – No objection subject to a materials condition as above being included on any permission / LBC.

15/4/2020