

Heritage Team Response

Date – 17/2/2022

APP/21/01256 & APP/21/01444 – Seafield House, 7 Kinnell Close, Emsworth

UPDATED RESPONSE BASED ON AMENDED PLANS RECEIVED ON 10/2/2022

THE ORIGINAL RESPONSE WHICH REFERS TO THE RELEVANT LEGISLATION AND POLICY IS STILL APPLICABLE

Amended scheme –

- Relocation of flue to side elevation of Seafield House. The flue would extend out of the conservatory roof and be attached to the south elevation of the house. It is proposed to be painted green to match the existing historic trellis work. The satellite dish is proposed to stay in situ but be painted green
- Change of design of fence panel attached to the historic flint wall on Havant Road. This is also proposed to be painted green.
- Change of design for boundary treatment to the rear of the extended, detached garage. This would change from timber fencing to a low level flint brick wall with a 'living wall' above.

Assessment –

Relocation of Flue

Whilst relocating the flue to the new proposed position would make it less visible from Kinnell Close and from directly in front of No. 6, its height and prominent position on the south elevation (i.e. not obscured by being vented up through an existing chimney stack), would make it a strident feature on this elevation that would detract from the architectural significance of the heritage asset. I appreciate that the proposed to paint it green would match with the trellising however, I feel this would result in the flue appearing even more incongruous and contrived. This also refers to the painting of the satellite dish.

Fence panel on listed wall fronting onto Havant Road

My concern is that the revised fence design, whilst also being painted green, would still detract from the architectural significance of the wall and result in harm to this element of the heritage asset. Perhaps some simple planting to the rear of the wall may provide some level of screening if that is the main objective for the applicants.

Fence onto Havant Road

The proposal for the low-level flint wall is welcomed however, there is concern over the proposal for the living wall. This is a modern feature which would appear out of character with the traditional style of the flint wall beneath it. Furthermore, as it would front onto Havant Road, it would be difficult to maintain from within the site. If the planting failed, the overall look could be harmful to the adjacent listed wall and fail to screen the garage extension which has occurred to the rear.

Summary

Overall it is considered that proposed amendments to the unlawful works already carried out would still lead to less than substantial harm to the significance of a designated heritage asset.