

---

Site Address: 19 Queen Street, Emsworth, PO10 7BJ

Proposal: Front extension - remove existing logia & brick piers and replace with full width render-finished blockwork facade in line with first floor projection and the neighbouring frontages, new classical timber Georgian 6-panel front door, shallow porch with 2 x riser steps from pavement, front entrance to be finished with rain hood and painted timber side flutes. New ground floor windows sliding box sash windows,. Existing wall covering on Front Elevation to be replaced with new, flat lime-render coat in white or pale pastel paint finish.

Application No: APP/21/01178

Expiry Date: 18/01/2022

Applicant: Mr & Mrs Miles

Agent:

Case Officer: Graham Speller

Ward: Emsworth

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

- 1.1 The application site is a mid C19, end of terrace, 2-storey property located on the southern side of Queen Street, within the Emsworth Conservation Area. It is not listed, however, properties either side and opposite are all Grade II listed.
- 1.2 The site has previously been altered on the frontage to include a recessed ground floor section with brick piers. It is rendered on the front external façade but the recessed section has been left with the brick finish.

## **2 Planning History**

- 2.1 There is no relevant planning history.

## **3 Proposal**

- 3.1 Front extension - remove existing logia & brick piers and replace with full width render-finished blockwork facade in line with first floor projection and the neighbouring frontages, new classical timber Georgian 6-panel front door, shallow porch with 2 x riser steps from pavement, front entrance to be finished with rain hood and painted timber side flutes. New ground floor windows sliding box sash windows, Existing wall covering on Front Elevation to be replaced with new, flat lime-render coat in white or pale pastel paint finish.

## **4 Policy Considerations**

National Planning Policy Framework 2021

Havant Borough Council Borough Design Guide SPD December 2011

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)

CS4 ( )

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)  
AL3 (Town, District and Local Centres)

Submission Version Havant Local Plan

E5 (Chichester Harbour Area of Outstanding Natural Beauty)  
E1\* (High quality design)  
E13 (Historic environment and heritage asset)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP\_H2 (Buildings of Local Historic Interest)  
ENP\_H1 (Design & Heritage)  
ENP\_D1 (General Design Policy)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

## **5 Statutory and Non Statutory Consultations**

### **Chichester Harbour Conservancy**

The current proposal lies inside the AONB. The proposal is located within a built-up urban location within the AONB protected national landscape. The proposed works comprise works / alterations that require detailed approval of the LPA. The planning history for the site indicates no earlier considerations that would have any obvious bearing on the current proposal in relation to the AONB. The works lie wholly within the site.

The proposal is for the formation of ground-floor frontage elevation to be stepped forward from the current front wall which is set back beneath a pierced canopy. The proposal would bring the ground floor in line with the first-floor elevation. Window changes and wall finishes are also proposed.

The submission includes a Heritage Statement (HS). There is no reference to para 172 of the NPPF as the site is within the AONB. The submission does not include an AONB Visual Impact Statement and makes only passing recognition of the site's location within the AONB protected national landscape. There is no detailed AONB policy approach as would be expected in such a location. This is a fundamental omission by the agents given the status of the AONB within the statutory planning assessment regime.

### **ASSESSMENT CONSULTATION CONCLUSION**

AONB PP03 / 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 noticeable but not unduly imposing to the public realm. The works themselves are proportionate and subservient to the host building. The scale of the proposed works would have a visual impact within the site and 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 and the finished appearance should be considered by the LPA.

## **Conservation Officer**

### **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.

The revised NPPF (July 2021) sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs:

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

### **Historic England Advice**

In addition to the advice laid out in the NPPF, Historic England has published planning advice in the form of Good Practice Advice Notes (GPA's) and Historic England Advice Notes (HEANs). Most relevant to this application will be GPA2 - Managing Significance in Decision Taking in the Historic Environment.

GPA2 states at paragraph 4 - 'The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest'. It also advises that an assessment of significance is required as part of the application process including the understanding of the nature of the significance, the extent of that significance and level of significance. Paragraph 11 states 'to accord with the NPPF, the application will need to undertake an assessment of significance to inform the application process an extent necessary to understand the potential impact (positive or negative) of the proposal and the level of thoroughness proportionate to the relative importance of the asset whose fabric or setting affected'.

### **Local Planning Policies**

Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) 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 CS16 (High Quality Design) (1a) of the Core Strategy states that "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.
- Emerging Policy E13 from the Draft Local Plan 2036 provides similar advice to existing Policy CS11, but also adds that where harm cannot be avoided, mitigation may be proportionate to the impact and the significance of the heritage assets and fully incorporated into the development proposals.

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

**Assessment:** \_

The proposal seeks to improve the front elevation by building out the ground floor to meet the existing first floor. This would remove the recessed window design at ground floor level and provide a flat front elevation. New traditional box sash wooden windows are proposed at ground floor, to match those at first floor level. The proposal also includes a new front door which will be recessed and include panelling similar to No. 11, 13 and 15. Also the frontage would be re-rendered with a flat, lime based render coat in white paint finish.

The proposal would significantly improve the frontage of the building and as a result, its overall contribution to the visual amenity of the conservation area. It would also lessen the harm caused to the adjacent listed buildings. The replacement windows with box sash windows to match those at first floor is welcomed and the new front door will also enhance the frontage. The new lime render will also improve the visual quality of the house. Overall, it is considered that the proposals would meet the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as it would have special regard to the desirability of preserving or enhancing the character and appearance of the Emsworth Conservation area.

**Conclusion - No objection subject to the following condition:** \_

1. Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the new windows / door on the front elevation of the building subject to the application, have been submitted to and approved in writing by the local planning authority. The details to comprise:-
  - a) Plans to clearly identify the window and door in question and its location within the building. These should be cross referenced to an elevation drawing or floor plan for the avoidance of doubt.
  - b) 1:20 elevation and plan; 1:5 section and full size glazing bar detail. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading)
  - c) The materials used, method of opening and finishes.

The works shall be carried out in full accordance with such approval and be retained thereafter.

**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: 9

Number of site notices: At least one site notice exists

Statutory advertisement: 26/11/2021

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 issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the conservation area and other heritage assets
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area; therefore, development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the conservation area and other heritage assets

7.3 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”.

7.4 Policy CS16 states that “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.”

7.5 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.

7.6 Emerging Policy E13 from the Draft Local Plan 2036 provides similar advice to Policy CS11 but also adds that where harm cannot be avoided, mitigation may be proportionate to the impact and the significance of the heritage assets and fully incorporated into the development proposals.

- 7.7 The Emsworth Neighbourhood Plan has now been formally adopted by the Council.
- 7.8 Policy H1 of the Neighbourhood Plan states, inter alia, that any new development or alteration that affects or has the potential to affect a heritage asset will be required to conserve or enhance the significance of the heritage asset.
- 7.9 In terms of the impact of the proposals on the heritage assets, the conservation officer has provided comprehensive comments, and for brevity, will not be repeated but are set out within the consultation response set out above.
- 7.10 In conclusion, the conservation officer considers that the proposal would significantly improve the frontage of the building and as a result, its overall contribution to the visual amenity of the conservation area. In addition, the conservation officer considers that it would also lessen the harm caused to the adjacent listed buildings. The replacement windows with box sash windows to match those at first floor is welcomed and the new front door will also enhance the frontage. The new lime render will also improve the visual quality of the house. Overall, it is considered that the proposals would meet the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as it would have special regard to the desirability of preserving or enhancing the character and appearance of the Emsworth Conservation area.
- 7.11 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.12 It is considered that the proposals will not adversely impact upon the residential amenities of adjacent properties meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

## **8 Conclusion**

- 8.1 The alterations are would have limited and acceptable impact on the character of the conservation area and visual amenities of the street scene and neighbouring properties and is therefore considered to be appropriate and recommended for approval.

---

## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01178 subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

19QS.AM.02.1 – P.1 - EXISTING FLOOR BLOCK SITE & LOCATION PLAN

19QS.AM 03 B.1 - FLOOR PLANS – PROPOSED

19QS AM.01a – REV P - SIDE AND REAR ELEVATIONS

19QS AM.01d – REV P - FRONT ELEVATIONS EXISTING AND PROPOSED

**Reason:** To ensure provision of a satisfactory development.

- 3 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the new windows/door on the front elevation of the building subject to the application, have been submitted to and approved in writing by the local planning authority. The details to comprise:-

- a) Plans to clearly identify the window and door in question and its location within the building. These should be cross referenced to an elevation drawing or floor plan for the avoidance of doubt.
- b) 1:20 elevation and plan; 1:5 section and full size glazing bar detail. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading)
- c) The materials used, method of opening and finishes.

The works shall be carried out in full accordance with such approval and be retained thereafter.

**Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Adopted Allocations Plan 2014, policies E1 & E13 of the Submission version of the Havant Local Plan, policies H1, H2 & D1 of the Emsworth Neighbourhood Plan and the National Planning Policy Framework 2021.