

Conservation Officer – No Objection

Keppel Lodge is a Grade II listed dwelling that dates from the 18th century. It is also located within the Emsworth Conservation Area.

The proposed extension appears to be of a design and size that would be appropriate for the character of this historic building. Changes that I requested during pre-application discussions have been undertaken including the removal of the brick below the existing sash window rather than a large section of wall. This allows for a reasonable opening into the space without the loss of too much historic fabric. Also nibs have been added to the side section of wall to be removed which reflects what was previously existing.

The proposed new access means the removal of a section of the brick wall which surrounds the property. Whilst this is generally an attractive feature of the property the section of wall proposed to be removed is at odds with the appearance of the rest of the wall. Therefore its removal is not thought to harm the setting of the listed building.

In consideration the proposals would not harm the historic or architectural interest of the building and are therefore acceptable subject to the following conditions:

- 1) Material samples to be submitted
- 2) Window, door & lantern details 1:20 & 1:50 to be submitted