

Heritage Team Response

APP/21/01437

Site – 5 Seaview Terrace, South Street, Emsworth

Application description

Two storey front extension, single storey rear extension, new porch to east and west elevations. Alterations to existing fenestration and 2No dormer windows.

The Site

The application site is located on the Emsworth Harbour frontage and comprises a modern build, detached dwelling. It is located within the Emsworth Conservation Area and the Chichester Harbour AONB. The dwelling replaced an earlier building on the site which was used as a winkleshed which had a distinctive catslide roof fronting onto the harbour. The replacement building also features this roof design but with the inclusion of rooflight windows.

The site is adjacent to a Grade II listed building at 23 Tower Street. To the west of the site is a short row of modern, 3-storey properties which balconies overlooking the harbour.

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.

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 CP16 (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.

Emsworth Neighbourhood Plan

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 would comprise a remodelling of the internal layout and certain alterations to the exterior. These include a two-storey front extension to the existing catslide roof section which fronts onto the harbour. The catslide roof would be replaced with a gable end extension, the ridge height of which sits below the highest part of the main roof. On the east elevation, the sloping roof would feature two, pitched roof dormer windows and a ground floor, pitched roof porch canopy. The west elevation would include a new ground floor canopy section and new fenestration at ground and first floor. Some further additions in the form of a store area to the north elevation and new gates to the slipway are also proposed. The proposed materials include reclaimed oak cladding of the entire building and new clay roof tiles. The new fenestration will see the replacement of the existing UPVC windows with powder coated aluminium frames.

I note that a number of objections have been raised against the proposal, some relating to the change of design, which would alter the representation of the former winkleshed which resided on the site prior to the 1970's conversion to a residential building.

Whilst the existing building does represent the architectural style of the former structure, it is a modern interpretation (in terms of materials and fenestration style). Due to these modern alterations, the building is not classed as a non-designated heritage asset, although it is noted as a building of local interest from the comments raised. The harbour frontage comprises a mixed style of dwelling types, both traditional and contemporary. The proposal would alter the design of the building to a more traditional focus whilst incorporating materials that are more in character with the local vernacular such as the oak cladding.

The proposed works are subservient and proportionate to the main dwelling and are not considered to result in harm to the character of the conservation area. I note that CHC have not raised any objections with regards to the impact of the proposal on the AONB.

The adjacent building to the east is 23 Tower Street – a Grade II listed building. The original setting of this building has altered significantly over time, including when the application site building was converted. The proposed alterations to the east elevation would extend towards the designated heritage asset however, the footprint would remain the same. As the extended areas would be subservient and proportionate to the scale of the main dwelling, whilst utilising appropriate materials, the works would not result in harm to the architectural significance of the listed building, or its setting (that being the front garden area) which also forms part of its significance.

On balance, it is considered that the proposed works would not result in harm to either the conservation area or the adjacent listed building to the site.

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.
2. Material samples (oak cladding, brick and clay roof tile and details of materials to be used for the new gates to the slipway)

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

R McMurray - Senior Conservation Planner

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