
Site Address:	Flat A, 29 Queen Street, Emsworth, PO10 7BJ		
Proposal:	Listed Building Consent to form two interior openings to allow borrowed light into Flat A.		
Application No:	APP/16/00575	Expiry Date:	08/08/2016
Applicant:	Mr P Everest		
Agent:	Mrs J Lucas	Case Officer:	Rachael McMurray
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

Flat A, 29 Queen Street, Emsworth, PO10 7BJ. The flat is contained within a three-storey, Grade II listed, Dolphin House. This building is located within the Emsworth Conservation Area and Chichester Harbour AONB.

2 Planning History

09/71910/001 - Replace existing conservatory with new garden room and add an additional floor to existing single storey workshop., PERM,22/09/2009
09/71910/002 - Conservation Area Consent for the demolition of existing conservatory., PERM,22/09/2009
GEN/13/00813 - Proposed alteration of paintwork to front door of property., ,24/09/2013
GEN/13/00975 - Proposed development project comprising removal of boat yard and shop / office units on Queen Street and the erection of 4no. terraced dwellings and 1no. FOG fronting onto Queen Street and a 3no. storey block of 9no. dwellings at the rear of the site and associated parking. , ,11/12/2013 13:25:34
GEN/14/00191 - Proposed application for grant, ,27/02/2014 09:28:06
APP/14/00510 - Demolition of the single storey shop, two-storey office building and associated outbuilding and the boatyard. Erection of 4no. houses (3x 3no. bedrooms and 1x 2no. bedrooms) fronting onto Queen Street and associated parking and erection of an apartment building (4 x 2no bedrooms and 1 x 3no. bedrooms) fronting onto to the Mill Pond with associated parking. , REF,22/07/2014
APP/15/00101 - Crown reduce 1No. Willow by 7m and crown raise 1No. Monteray Cypress by 5.5m on east side within Emsworth Conservation Area., RNO,05/03/2015
GEN/15/00561 - Marketing of Dolphin Quay, ,14/05/2015
GEN/16/00311 - Proposed development., ,19/05/2016 15:32:16

3 Proposal

Listed Building Consent to form two interior openings to allow borrowed light into Flat A.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: II
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer:

The internal alterations proposed will not adversely affect the historic fabric of the building. Many of the alterations involve later additions to the building. It is therefore considered that the proposed are localise din their impact on character and do not imply any significant harm.

Conditions - materials to match

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: 6

Number of site notices: 1

Statutory advertisement: 24/06/2016

Number of representations received: 0

7 Planning Considerations

- 7.1 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes the following statutory duty on local planning authorities when determining applications for listed building consent:

In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall 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.

Having regard to this duty and the relevant policies of the development plan the key issue arising from this application is therefore:

- (i) Impact on the listed building

The Council's Conservation Officer has been consulted and has not raised any issues with the proposed alterations to the listed building and is satisfied that the historic integrity and character to the building would not be adversely affected.

8 Conclusion

The application is considered to be acceptable and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/16/00575 subject to the following conditions:

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The materials used in the interior finishing of the works hereby approved shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the architectural and historic interest of the listed building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Location plan - DN: LA1000019790

Block Plan - DN: 16/113/002

Existing and proposed floor plans - DN: 16/113/003

Proposed sections - DN: 16/113/004

Proposed window elevation - DN: 16/113/005

Design and Access Statement received 27 May 2016

Reason: - To ensure provision of a satisfactory development.