Heritage Team Response

Date – 11/2/2022

APP/21/01383

Site – 10 Nile Street, Emsworth

Proposed development:

Proposed front porch, third storey extension with rear balcony, alterations and refurbishment

The Site

The application site is located in Nile Street which is located within the Emsworth Conservation Area. It comprises a modern build, detached, two-storey dwelling of traditional design, with clay roof tiles and finished with cream painted render and UPVc windows. To the rear of the property lies the South Street car park.

Nile Street is mixed in in character with several modern properties in existence which vary in their design approach. To the north of the application property are a pair of semi-detached, three-storey properties. Opposite the site is a small development of brick built, three-storey properties with accommodation in the roof space. To the south of the site is a traditional style warehouse building which is currently used for storage. This is one of the more traditional buildings left on Nile Street.

Legislative and Policy Context

When assessing the proposal, the following legislation and policy context is taken in consideration.

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.

Local Policy

With regards to local planning policy, the following are relevant:

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.

Policy CP16 (1a) of the Core Strategy states 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 development proposals must conserve and enhance the historic assets of Havant.

Proposal:

The proposal comprises several elements, with the main objective being to renovate the building to achieve a more contemporary appearance.

The proposed porch would see the removal of the Georgina style pediment and the construction of a flat roof canopy supported on steel posts. Windows and doors are proposed to be replaced with more contemporary versions and cladding to the underside of the projecting bay windows.

The existing pitched roof would be extended up and outwards to form a zinc mansard style roof. This would include a front facing window and a balcony at the rear which would be enclosed within the mansard roof structure.

Assessment:

The proposal would result in the building being increased in height and roof form however, the footprint would remain the same. The increase in height would result in the property appearing similar in design to the surrounding development, which is predominantly three-storey in this particular section of Nile Street. As such, it would not appear out of context. The contemporary design approach, including the zinc roof, would also respect the character of Nile Street and the various modern designs. The balcony would be well concealed within the increased roof and would not be harmful to the context of the conservation area.

Overall, the proposals would meet the test of 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.

Conclusion

No objection.

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4/2/2022