

Heritage Team Response

Further response following the submission of amended plans on 13/9/21

Date – 16/9/2021

APP/21/00753 and 754 (LBC) –41 South Street, Emsworth

The application description has now been amended as follows:

Replacement of all external windows and doors including enlargement of second floor north side window; Front porch canopy replaced higher; Internal re-configuration with removal of some walls and cupboards, blocking up some internal openings and insertion of new partitions; Enlarged rear dormer; Insertion of 4no. Conservation rooflights in 2 openings in rear elevation. Reduction in chimney height.

Further assessment

The amended plans show the removal of the cabriolet style roof lights and the flat roof dormer window. These have been replaced with conservation style roof light windows and a pitched roof, enlarged dormer window. Overall, these amendments have addressed the areas of concern raised in the original consultation response.

It is considered that the proposed works will not result in harm to this designated heritage asset and as such, no objection is raised on heritage grounds. I recommend the following conditions are attached to any permission / LBC:

1. Unless specified on the approved plans, no development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes), have been submitted to, and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved material specification.
2. Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the windows and doors 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 property. Where a large number of windows and doors are involved the windows 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.

Rachael McMurray

Senior Conservation Planner

16/9/2021