

, RNO,13/01/2000

97/53651/009 - Reshape crown of Holm Oak and reduce main limbs of Cedar, both trees within Emsw

orth Conservation Area, RNO,18/09/1997

91/53651/003 - Erection of a conservatory to south elevation, ZHIS,06/03/1991

91/53651/004 - Notification of intention to reduce by 25% max.crowns of two Poplars in Emsworth

Conservation Area., RNO,26/04/1991

91/53651/005 - Proposed wall on north boundary and new vehicular entrance gates and wall on eas

t boundary with associated retaining wall, as amended by plans received 2.12.91, PERM,

91/53651/006 - Listed Building Consent for partial removal of south and east boundary walls, ne

w north boundary wall and new vehicular entrance gates and support wall on east boundary, PERM,

92/53651/007 - Rebalance and thin by 10% crown of walnut tree covered by TPO 1484, ZHIS,09/07/1992

03/53651/017 - Listed Building consent application for the partial demolition of the existing flint set and brick wall forming part of the eastern boundary of the curtilage of Saxted House with Tower Street and the erection of 2 No. brick piers in order to form a vehicular access. Works to walls within the curtilage of Saxted House to close 2 No. pedestrian access points., PERM,06/08/2003

03/53651/016 - Erection of 1 No. 5 bed dwelling and 1 No. 4 bed dwelling both with integral double garages and the formation of a new vehicular access to Tower Street., S106,02/09/2003

03/53651/018 - To crown reduce a White Poplar tree by 20% and to crown reduce another White Poplar on the western sector to give 2m clearance from roof of 4 Orange Row within the Emsworth Conservation Area., RNO,05/08/2003

03/53651/019 - Tree Pruning., WD,16/09/2003

03/53651/020 - Notification of intention to crown reduce by 30% a Horse Chestnut, Cherry, 2 x Sycamore, Evergreen Oak. Crown reduce by 20% 2 x Limes, Apple, Ash within Emsworth Conservation Area. , MTPO,01/03/2004

04/53651/021 - Retention of wood fence topped with trellis (height 4m) to northern boundary (part)., PERM,22/02/2006

04/53651/022 - Listed Building consent for retention of fence topped with trellis (height 4m) to northern boundary (part)., WD,21/02/2006

04/53651/023 - Crown reduce a Horse chestnut by 20% (T1) protected by TPO 1528. Crown reduce Holm Oak by 20% (T1) protected by TPO 1826., PERM,25/01/2006

04/53651/024 - Re-pollard 2 No. Lime trees and to crown thin and raise a Cedar tree. All trees within Emsworth Conservation Area., RNO,05/01/2005

05/53651/025 - Notification of intention to cut back to the boundary all branches overhanging No.4 Harbour Court of a Horse Chestnut tree within the Emsworth Conservation Area., WD,24/10/2005

05/53651/028 - Listed Building Consent for proposed alteration to existing rear extension., PERM,09/01/2006

05/53651/027 - Single storey rear extension to north west elevation., PERM,09/01/2006

06/53651/030 - Listed Building Consent for proposed alteration and extension to the courtyard at the rear of house, ground floor side extension to form new utility room., PERM,03/03/2006

06/53651/029 - Proposed alteration and extension to the courtyard at the rear, side extension to form new utility room., PERM,03/03/2006

06/53651/031 - Proposed new car port using existing access to South Street.,

PERM,09/05/2006

06/53651/032 - Reduction by 20%, remove east facing lower limb overhanging road, Cedar tree subject of TPO 1528. Crown thin by 20%, Horse Chestnut tree subject of TPO 1528., PERM,27/07/2006

06/53651/033 - Notification of intention to cut back to the boundary all branches of a Horse Chestnut tree overhanging No.4 Harbour Court within the Emsworth Conservation Area., RNO,12/10/2006

06/53651/034 - Notification of intention to fell a Horse Chestnut tree within the curtilage of Saxted House within Emsworth Conservation Area., RNO,04/12/2006

07/53651/035 - Fell Magnolia within the curtilage of Saxted House, 5 Tower Street, within Emsworth Conservation Area. , RNO,20/08/2007

07/53651/036 - Proposed alteration and extension to the courtyard at the rear of the house, ground floor side extension to form new utility room. (Revised application.), PERM,11/02/2008

07/53651/037 - Listed Building Consent for proposed alteration and extension to the courtyard at the rear of the house, ground floor side extension to form new utility room. (Revised application.), PERM,11/02/2008

08/53651/038 - Notification of intention to crown reduce a Holm Oak tree by 20 - 30%; Pollard a Lime tree; reduce a Sycamore by 15% and 30% reduction; rebalance of a Horse Chestnut tree and fell a Cherry tree within Emsworth Conservation Area., RNO,15/10/2008

09/53651/039 - Reduce 2No. Yew trees and reshape by 20%, situated within Emsworth Conservation Area., RNO,30/07/2009

APP/11/00355 - Cut back by 2.5m on northern side and 2m on western side 1No. Holm Oak tree subject to TPO 1826., PERM,13/06/2011

APP/11/00900 - Remove deadwood to 1No. Norway Maple tree within Emsworth Conservation Area., RNO,19/05/2011

89/53651/0LB - Installation of 8 No solar panels on flat roofed rear extension, UNK,17/08/1989

91/53651/004 - Proposed works to Poplar trees, UNK,23/04/1991

APP/12/00777 - Reduce height and laterals by 2.5m of 1No. Cedar tree; reduce width and height by 0.2m 2No. Irish Yew trees; reduce height by 2m of 1No. Hawthorne tree; fell 1No. Bay tree and reduce height by 4m of 3No. Lime trees. All within Emsworth Conservation Area., RNO,05/09/2012

APP/12/00778 - Crown reduce by 2.5m 1No. Horse Chestnut (T1) subject to TPO 1528 and crown raise to 5m the southern sector of 1No. Oak tree (T1) subject to TPO 1826. All within Emsworth Conservation Area., RNO,05/09/2012

APP/14/00966 - Deadwood and crown reduce 1No. silk tassel bush, and fell and re-plant 1No. Crab Apple, 1No. Hawthorn & 1No. Silver Birch, all within Emsworth Conservation Area., RNO,28/10/2014

APP/14/00967 - Crown reduce by 1m to previous pruning points, 1No. Horse Chestnut, subject to TPO 1528., PERM,28/10/2014

APP/15/00115 - Remove south west limb of diameter 25cm from 1No. Holm Oak (T1) subject to TPO 1826. Fell 1No. Horse Chestnut tree (T1) subject to TPO 1528., SPL,01/04/2015

APP/16/00117 - Fell 1No. Sycamore (T1) and crown reduce 1No. Maple by 2m overall within Conservation Area of Emsworth., RNO,14/03/2016

APP/16/00223 - Reduce South West branch by 4m and reduce North North East forked branch by 3m of 1No. Holm Oak (T1) subject to TPO 1826., UNK,

APP/16/00502 - Removal of a branch to 1No. Holm Oak overhanging patio of No.4 Harbour Court, subject to TPO 1826., PERM,14/06/2016

APP/16/00815 - Fell 1No. Horse Chestnut tree, subject to TPO 1528., PERM,07/09/2016

APP/16/01132 - Crown reduce overall by 3m, 1No. Cedar. Within conservation area

of Emsworth., RNO,02/12/2016

APP/18/00910 - Crown reduce height of 1No. Holm Oak (T1) by 3m, and crown reduce laterals by 3m on south, east and west sectors, and north sector by 4m.

Subject to TPO 1826., PERM,24/10/2018

APP/19/00793 - Crown reduce 1No. Lime on western sector by 1m back to previous pruning points. Within conservation area of Emsworth., RNO,10/09/2019

APP/19/01158 - Internal alterations and refurbishment of listed building including the replacement of bi-fold doors and incorporation of 2 No. frosted roof lights and erection of greenhouse. , PERM,17/01/2020

APP/19/01159 - Listed Building application for internal alterations and refurbishment including the replacement of bi-fold doors and incorporation of 2 No. frosted roof lights and erection of greenhouse., PERM,17/01/2020

APP/20/00241 - Construction of 1No. 5 bed detached dwelling with car ports and detached garage (alternative design for one of two dwellings granted planning consent in 2003 (ref: 03/53651/016) and partially implemented.
, WD,18/01/2021

APP/21/01325 - Minor internal and external changes of Listed Building, including changes to floor levels., UNK,

3 Proposal

Listed building consent comprising the following works; various internal alterations, replacement aluminium window to library, replacement aluminium doors to dining / living room area and new roof light window to Bedroom 4.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

CS7 ()

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

ENP_D2 (Height, Mass & Materials)

ENP_D3 (Layout, Form & Density)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

No objection however a note to applicant should be added that there should be no storage/mixing of materials beneath the canopies of any of the trees.

Chichester Harbour Conservancy

Given the backdrop of the street scene from the rear elevation, the separation distance from any public viewpoint, and the small scale of the proposed works, the current submitted proposal is considered to have little significant visual impact on the AONB protected national landscape or be demonstrably harmful to the natural beauty of the AONB environment and surrounding supporting hinterland / buffer area.

The Chichester Harbour Conservancy raises **no objection** to the current submission. Appropriate planning conditions to control the materials of construction, the finished appearance, and the need to limit light emission from the glazing area should be considered by the LPA.

OTHER MATTERS

The consideration of the proposal also affects the setting and appearance of a Listed Building, but this is for the LPA to assess and make a judgement on.

Conservation Officer

Listed building consent is being applied for a number of alterations including the following list which is taken from the D&A and Heritage Statement submitted with the application:

1. Repairs to existing double glazed panels on external lounge door.
2. Repairs to existing double glazing on south elevation.
3. Repairs and redecoration to existing casement and sash windows on east elevation of main house and north elevation of library and west elevation of lounge, all to be completed in line with original character.
4. Floor level of library to be raised and finished with new engineered timber floor. Insulation to be added between proposed new joists along with new underfloor heating system to be included.
5. Repairs to existing finishes within library and lounge, matching lime plaster of original house.
6. Proposed library finish, insulated plasterboard with integral vapour control barrier, finished with skim coat.
7. Proposed library ceiling finish between rafters, insulated plasterboard with integral vapour control barrier, finished with skim coat.
8. Ground floor WC floor height to be raised by 115mm to match that of main house floor level.
9. Ramps to be installed between existing level changes with a 1:10 gradient.
10. Existing library external timber door to be replaced with an aluminium framed window.
11. Living/ dining area timber bi-fold doors to be replaced with aluminium sliding doors.
12. Remove existing finishes and form level access shower room including tanking floor, above ground drainage and new sanitaryware.
13. Door between master bedroom and shower room to be reinstated with door to match existing.

14. Bathrooms and ensuites to be renovated as listed in plans.
15. Doors from master shower room to hallway and master ensuite to master bedroom to be rehung with different swing as shown.
16. Levelling and repairs to floor joists and floorboards in dressing room, master bedroom and bathroom.
17. Repairs to window on half landing to prevent water ingress.
18. Velux skylight in bedroom 4 to be replaced with Velux conservation skylight.
19. Repointing of brickwork on north face of south east chimney.
20. Replacement of missing or damaged roof tiles and any associated repairs, all reinstated tiles to match existing including feature tiles.
21. Cast iron extraction grille to be installed externally from the ground floor WC.
22. Existing kitchen unit to be replaced.
23. Existing lounge timber floor sanded and restored.
24. Entrance tiled floor to be replaced with stone tile.
25. Kitchen and reception room flooring to be replaced with similar stone flooring.
26. Proposed fixed joinery in study, TV room and master bedroom.
27. Existing openings increased to 900mm, replacement doors and finishes to match existing.

Assessment of proposal

The application proposes numerous alterations / repairs to the house, some of which do not require listed building consent and constitute repairs which will enhance / improve the overall quality and finish of the heritage asset.

The elements which do require listed building consent (new windows which are mainly replacing already modern style windows and a new roof light window), are not considered to result in harm to the heritage asset.

Overall, the proposals are considered to have a negligible impact on the significance of the historic asset and are in accordance with national and local planning policy relating to heritage assets. I am therefore supportive of the application subject to the following condition:

1. No work shall commence until new external door / window details have been provided. Such information to comprise: - 1:20 plan, section and elevations shown in context with the opening within it is set. Details of finishes and the method of opening to be provided. The details shall be submitted to and approved in writing by the local planning authority and thereafter carried out in full accordance with such approval and be retained thereafter

Reason: In order to safeguard the building's special architectural and historic interest.

2. No work shall commence until manufacturers details of the proposed rooflights, including details of how they sit within the roof, have been submitted and approved in writing by the local planning authority. All work shall be carried out in accordance with such approval.

Reason: To protect the character of the listed building.

Councillor Julie Thain-Smith

No comment

Councillor Lulu Bowerman

No comment

Councillor R Kennett

No comment

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: 16

Number of site notices: 1

Statutory advertisement: 24/12/2021

Number of representations received: 0

Comment	Officer Comment
No comments received	

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the Listed Building ,Emsworth Conservation Area and AONB
- (iii) Trees

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. As the building is Grade II listed and located within a Conservation Area further considerations are addressed below.

(ii) Impact upon the Listed Building ,Emsworth Conservation Area and AONB .

7.3 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.

7.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

7.5 The main building is a Grade II listed building located within the Emsworth Conservation Area and as such there is particular importance to protect and maintain

the heritage of the building. This proposal includes various alterations many of which constitute repairs other elements of the proposal including the raising of the ground floor level to add under floor heating, the addition of ramps to replace steps between floor levels . The window and door openings would be replaced and repaired with the sash windows to be replaced and the bedroom 4 velux window would be replaced with a conservation rooflight.

- 7.6 Havant's Heritage Officer has been consulted on this application and has confirmed the proposals would not harm the heritage asset subject to conditions whereby window and door details as well as manufacturers details are supplied for the door and window fittings. The applicant has supplied this information up front and the Heritage Officer has approved these. The applicant has confirmed the replacement heritage rooflight for bedroom 4 will now be renovated and not replaced. The Chichester Harbour Conservancy have also been consulted due to the siting within the AONB and they have upheld no objection to the proposal. The proposal is not considered to result in any harm to the heritage asset.

(iii) Trees

- 7.7 Due to the presence of TPO trees on site Havant's Arboricultural Officer has been consulted in relation to this application. No objection has been upheld however the Arboricultural Officer has provided a note to the applicant stating that there should be no storage/mixing of materials beneath the canopies of any of the trees.

8 Conclusion

- 8.1 The changes proposed to no Saxted House, 5 Tower Street are considered to have a limited and acceptable impact on the character and historic integrity of this listed building and the Emsworth Conservation Area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policies CS11 and CS16 and policy DM20 of the Local Plan (Allocations) and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/21/01326

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.