
Site Address: 5 Queen Street, Emsworth, PO10 7BJ
Proposal: Listed Building Application for (i) alterations to the internal layout of the main house and grain store annexe; and (ii) new french doors, single door and replacement window to the rear (south east) elevation of the grain store annexe.
Application No: APP/21/00867 Expiry Date: 24/09/2021
Applicant: Mr & Mrs Wilkinson
Agent: Mr Davison Case Officer: Selina Donophy
iDraw Limited
Ward: Emsworth

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

No. 5 Queen Street is a an early C19, detached, Grade II listed building in residential use. It is located within the Emsworth Conservation Area on the south side of Queen Street.

Part of the building previously formed a shop. The front part of the building is also linked to an annexe which formed a grain store, at the rear to make one large dwelling. The main entrance to the property is located in the central ink section. There is a raised level rear garden to the rear and a courtyard area to the front / side which provides on site parking. The front part of the building has been compromised in terms of its layout with stud walls and partitions being added over the years. Part of the former shop has had a mezzanine area added at some point.

2 Planning History

95/59465/000 - Change of use from retail shop to residential accommodation for No 5 Queen Stree
t., PERM,09/11/1995

3 Proposal

Listed Building Application for (i) alterations to the internal layout of the main house and grain store annexe; and (ii) new french doors, single door and replacement window to the rear (south east) elevation of the grain store annexe.

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)
DM12 (Mitigating the Impacts of Travel)
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

**Conservation Officer
Assessment**

The alterations to the ground floor layout include the removal of non-historic stud walls and the blocking of some doorway sections to create an alternative layout. All major structural walls will be retained. There is no objection to the alterations to the ground floor layout.

The new openings will be created at ground floor level in the east elevation of the grain store. These will open out onto the rear garden area. These will include a pair of French doors in timber and a single door also in timber. This will allow a direct access onto the garden.

In terms of how this will affect the significance of the building, a small amount of brickwork would be lost to create the openings. Overall, this is not a significant loss and overall the layout, appearance and architectural form of the grain store will remain.

Conclusion

The proposals are not considered to result in harm to the significance of the designated heritage assets and accord with both relevant national and local planning policies. Therefore no objection is raised subject to the following condition:

1. No work shall start until new window and door 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.

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: 7

Number of site notices: 1

Statutory advertisement: 20/08/2021

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 character and appearance of the Emsworth Conservation Area and Listed Building

(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 further considerations are addressed below.

7.3 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

- 7.4 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.

(ii) Impact upon the character and appearance of the Emsworth Conservation Area and Listed Building

- 7.5 No 5 Queen Street 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. The proposal includes alterations to the internal layout of the main house and grain store annexe, new french doors, a door and a replacement window to the rear elevation of the grain store annexe. Havant Council's Heritage Officer has been consulted in regards to this application and has upheld no objection to the interior works as there would be no loss of historic wall. In regards to the new openings, the Heritage Officer notes the loss of historic brickwork, however states this would only be a minor loss of historic material not resulting in harm to the listed building. Overall no objections are upheld pending the provision of details of door and window details via condition. It is therefore considered that the proposal would preserve the building and its setting and meet the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8 Conclusion

- 8.1 The changes proposed to no 5 Queen Street are considered to have a limited and acceptable impact on the character and historic integrity of this listed building. 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/21/00867

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 No work shall start until new window and door 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.