Site Address: 41 South Street, Emsworth, PO10 7EG
Proposal: Listed Building Consent for 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. Removal of central chimney and reduction in height of southern chimney.

Application No:	APP/21/00754	Expiry Date:	13/09/2021
Applicant:	Mr P Young		
Agent:	Mr T Davies Helyer Davies Architects	Case Officer:	Tina Pickup
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The application site relates to a detached dwelling, known as Trinity Cottage, located on the western side of South Street close to the quay. It is a Grade II Listed Building, originally 3 cottages, now one, and the description states:
"House. Early C19. Painted brick, with a tile roof. 2 storeys and attic, 4 windows. One hipped-roofed (C20) dormer with a casement, 2 upper old sashes, otherwise C20 casements. C20 doorway, with hood, side panel, and panelled door. Included for group value."

The property is currently vacant and in need of some refurbishment. Both front and rear roofslopes include one small pitched roof dormer. The site includes a walled rear garden with original outbuilding. The dwelling is set to the back edge of the pavement with the Emsworth harbour office set to the south with intervening gap/parking area. Due to the slight slope of the land down to the quay/sea and this gap, the southern gable elevation is visually prominent from the south. To the north number 39, also a two storey LB dwelling, sits much closer and has been extended to the rear such the rear relationship between the two dwellings is quite tight.

The site lies within Emsworth Conservation Area and Chichester Harbour AONB. It lies outside the flood zone.

2 Planning History

94/59126/000 - Listed Building Application for intruder alarm under eave on east elevation and siting of sensor under dormer cill o west elevation, PERM,

APP/21/00922 - (T1 on map) 1no.Mimosa tree "Acacia dealbata" located in the back garden - crown reduction of 2-3 metres and crown thin 15-20% to clear. Apple trees, crown raise to give up to 3 metres clearance for ground level and crown clean removing all dead wood. (T2 on map) 1no.Bay tree "Laurel nobilis" located in the back garden - crown raise to give 2.5 metres clearance from ground level and shaping. (G1on map) 3no. Apple trees "Malus" located in the back garden - height reduction of 1-2 metres and crown clean removing all dead wood., DEL,

and current planning application:
APP/21/00753 - Replacement of all external windows and doors including enlargement of second floor north side window; Front porch canopy replaced higher; Internal re-configuration; Enlarged rear dormer; Insertion of 4no. Conservation rooflights in 2 openings in rear elevation. Removal of central chimney and reduction in height of southern chimney.

3 Proposal

Listed Building Consent for 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. Removal of central chimney and reduction in height of southern chimney.

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)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL3	(Town, District and Local Centres)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

E22	(Amenity and pollution)
E5	(Chichester Harbour Area of Outstanding Natural Beauty)
E1*	(High quality design)
E13	(Historic environment and heritage asset)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1	(Design & Heritage)
ENP_D1	(General Design Policy)
ENP_D2	(Height, Mass & Materials)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No objection -

Suggested considerations: -

- schedule of materials to be as indicated on submitted application forms.
- any and all glazed windows / skylights / lantern lights / doors should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times in order to minimise and reduce the amount of light illumination of the new window openings to comply with the Dark Skies approach and to limit disturbance to wildlife

External view of the development areas would vary between limited and noticeable given the nature of the street scene network and local setting.

The proposal is for all window fenestration to be changed and includes a new large box dormer to the low eaves-line rear roof elevation (west) to replace a small, ridged roof dormer, and the installation of two sets of two balcony rooflights to the west roof elevation to the rear. A rear roof chimney stack to the southern end would be reduced in height.

The positioning of the proposal would have a localised impact on the character and appearance of the site and the immediate surrounds. The structures scale, design and appearance with suitable construction materials would enable the proposal to sit unobtrusively within its setting. The suggested construction materials would be acceptable to those of the surrounding development in this locational situation.

The control of light emission associated with the new windows would need to be restrained and proportional to the desire to maintain the character and ambiance of the AONB.

Given its setting, the proposal is considered not to be unduly prominent, intrusive, or be detrimental to the character or the appearance of the local Area of Outstanding Natural Beauty (AONB) in terms of landscape character.

Conservation Officer

The Site

The application site is located in South Street within Emsworth Town Centre and within the conservation area boundary. The site a is a C18 building known as Trinity Cottage, at No. 41 South Street. The building is Grade II listed. The building was originally 3no. cottages but was combined into one dwelling in the 1950's. As a result, it has undergone a number of changes both internally and externally. The windows are not original, and some historic features have been lost internally. There is a walled rear garden and an original brick built outhouse towards the rear boundary.

Legislative and Policy Context

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

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.

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.

The revised NPPF (July 2021) sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs:

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Historic England Advice In addition to the advice laid out in the NPPF, Historic England has published planning advice in the form of Good Practice Advice Notes (GPA's) and Historic England Advice Notes (HEANs). Most relevant to this application will be GPA2 – Managing Significance in Decision Taking in the Historic Environment.

GPA2 states at paragraph 4 - 'The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest'. It also advises that an assessment of significance is required as part of the application process including the understanding of the nature of the significance, the extent of that significance and level of significance. Paragraph 11 states 'to accord with the NPPF, the application will need to undertake an assessment of significance to inform the application process an extent necessary to understand the potential impact (positive or negative) of the proposal and the level of thoroughness proportionate to the relative importance of the asset whose fabric or setting affected'.

Local Planning Policies

Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) 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 CS16 (High Quality Design) (1a) of the Core Strategy states that "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 planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.

2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Emerging Policy E13 from the Draft Local Plan 2036 provides similar advice to existing Policy CS11, but also adds that where harm cannot be avoided, mitigation may be proportionate to the impact and the significance of the heritage assets and fully

incorporated into the development proposals.

Proposal:

The proposal comprises the following:

1. Replacement of all external doors and windows
2. Internal alterations to reconfigure the layout
3. Enlargement of rear facing dormer window
4. Insertion of 4no. cabriolet windows in the rear roof space
5. Reduction in chimney height
6. Removal of brick roof upstands

Assessment:

The application includes a Heritage Statement which sets out the significance of the heritage assets and the impact of the proposed developments.

The existing property has undergone a multitude of changes to both the internal and external fabric. Previously it formed 3no. separate cottages but has been used as a single dwelling since the 1950s. Each element of the proposal will be assessed in turn below.

Replacement windows:

There is a mixture of windows within the existing building, some with metal frames and some wooden but all with double glazing. As all the windows are in very poor condition, the proposal is to replace all the windows like for like with slimline double glazing. There is also a proposal to replace front door. Overall, this would be an improvement to the building and decrease of the risk of water ingress. A condition will be required for further details of all new windows and doors. The flat roof canopy is also proposed to be repositioned 200mm higher than it is as existing to allow better access into the front door.

Internal alterations:

The internal layout of the house has already been significantly altered since it was 3no. cottages. The proposed changes to the layout mainly involve the removal of later stud walls to open the space, particularly on the ground floor. Minimal changes are proposed to the layout at first and second floor.

Enlargement of rear facing dormer window:

The proposal would involve the removal of existing pitched roof dormer and the insertion of a wider flat roof dormer window. This would serve a landing area. There is little justification for this change, other than to increase the amount of light into the first floor of the house. Currently the pitched roof dormer matches with the pitched roof dormer on the front. A flat roof dormer would be out of keeping with the character of the property as it currently exists. A second pitched roof dormer could be supported if further light is necessary into the land area.

Insertion of 4no. cabriolet windows in the rear roof space:

These are proposed for the rear roof slope, two either side of the proposed dormer window. This style of roof light window which also serves as a balcony area (although are not large enough to sit on), would not be suitable for a historic building. Due to their size, they would result in the loss of more historic roof material than a conservation style roof light. Furthermore, they would not sit as flush with the roof tiles as a conservation roof light would. Visually, they detract from the historic character of the main house. I advise that these should be amended to conservation style roof light windows.

The Heritage Statement submitted with the application concludes that the proposed works would not affect the historical significance of this heritage asset, or adversely affect the character of the conservation area which in turn, is also a heritage asset.

Reduction in chimney height:
No objection to the reduction of chimney height. It is overall high for the building and resulting in water ingress.

Removal of brick roof upstands:
No objection.

Conclusion
If the necessary revisions can be made to the rear dormer window and the cabriolet windows as per the comments above, the application can be supported on heritage grounds (subject to conditions relating to materials, window details etc).

Conservation Officer - ON AMENDED PLANS
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.

National Amenity Societies - Historic Environment Advice
None received

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: 12

Number of site notices: 1

Statutory advertisement: 30/07/2021

Number of representations received: 0

Comment	Officer Comment
None 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 Listed Building, Conservation Area and AONB

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to material considerations. Since the site lies within a Conservation Area and affects a Listed Building, Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are relevant to the determination of this application requiring special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest, as well as the desirability of preserving or enhancing the character or appearance of a conservation area.

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

7.3 The impact of the proposals on the character and appearance of the Listed Building has been carefully assessed by the Councils Conservation Officer and as a result of negotiations amended plans have been received changing the rear window arrangements. The revised details omit the large Cabrio style openings and large flat roof rear dormer and instead use conservation style rooflights with a pitched roof dormer. These are now considered to be of a more appropriate scale on the rear roofslope that better respects the character of the building and reduces the loss of historical roofslope.

7.4 It is also proposed to alter the chimneys - the central one that is only seen in oblique views from South Street is to be removed. It is thought this chimney has been re-built or moved in the past and is not original and its loss would not be overly harmful to the Listed building or visual appearance of the Conservation Area. The southern chimney to be lowered is however more visually prominent and its retention, albeit at a lower height, welcomed. The reduced height would be safer but still provide a visual feature to the south elevation.

7.5 Other external alterations include a new front porch canopy at a slightly higher level and new like for like windows in slimline double glazing. Internal works include some opening up of later stud walls and re-building of the second floor partition walls. Overall the renovations works proposed to bring the building back into habitable use and stop water ingress, are considered to be sympathetic and would not harm the

historic significance or integrity of the Listed Building. The improvements/renewal of exterior finishes would enhance the character of the Conservation Area and AONB.

7.6 Whilst it is noted that the Chichester Harbour Conservancy recommend all glazed windows/skylights etc are fitted with internal blinds to minimise light pollution in accordance with their dark skies policies, it is however considered that as a site in an urban street lit area the additional openings would have minimal light pollution impact and this condition is not reasonable or enforceable.

7.7 Overall the proposed alterations as per the amended plans, are deemed appropriate in context to the host Listed Building, with no substantial or less than substantial harm to the Listed Building, and would preserve the setting of the Conservation Area and not result in any harm to the character of the AONB. The proposal is therefore considered to be acceptable, meeting the requirements of Policies CS11, CS12, and CS16 of the HBLP (Core strategy); policy DM20 of the HBLP (Allocations) and the design policies within the Emsworth Neighbourhood Plan.

Conclusion

8.1 The internal and external alterations in the refurbishment of this Listed Building are of an appropriate scale and character to not cause any harm to the historical significance of the building, and would provide a visual enhancement of the Conservation Area and AONB. With appropriate conditions the proposal is therefore considered to be appropriate and recommended for approval.

---

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/21/00754

(A) 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 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the replacement windows and doors, new rooflights, and canopy porch, 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.
Reason – To safeguard the architectural and historic character of the listed building or to ensure the detailing and materials maintain the architectural interest of the Listed Building, having due regard to policy DM20 of the Havant Borough Local Plan (Allocations) 2014; and policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

3 All new outside rainwater gutters and down pipes must be made out of metal and painted black.
Reason – To safeguard the architectural and historic character of the listed building or to ensure the detailing and materials maintain the architectural interest of the Listed Building, having due regard to policy DM20 of the Havant Borough Local Plan (Allocations) 2014; and policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4 Following the removal of the chimney hereby approved to be demolished, the roof shall be made good to exactly match the tiles of the main roof. Unless otherwise agreed in writing, the reduced rear chimney shall retain the existing chimney pot and crown cap.
Reason – To safeguard the architectural and historic character of the listed building or to ensure the detailing and materials maintain the architectural interest of the Listed Building, having due regard to policy DM20 of the Havant Borough Local Plan (Allocations) 2014; and policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.