
Site Address:	24 South Street, Emsworth, PO10 7EH		
Proposal:	Listed building consent for internal alterations and second floor fenestration alterations.		
Application No:	APP/21/00706	Expiry Date:	12/08/2021
Applicant:	Ms C Oakes		
Agent:	Miss White	Case Officer:	Joseph Toole
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

24 South Street, Emsworth, also known as Dolphin Cottage is a grade II listed terraced dwelling. The property sits within the Emsworth Conservation Area and Chichester Harbour AONB.

Dolphin Cottage has a pink painted render facade with exposed timber sashed framed windows and a clay tiled roof. The surrounding dwellings have a similar design being three stories including loft conversions with lead dormer windows, each finished in a mix of painted and unfinished brick and painted render with most houses having clay tiles roofs and white timber sashed windows.

The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. The List entry: House (once 2). C18. Stucco, with a tile roof. Regular front of 2 storeys, 4 windows. 1st floor band. Sashes in exposed frames. Late C20 Georgian doorcase with cornice, pilasters, and 6-panelled (2-top-glazed) door.

The surrounding buildings are a combination of dwellings and commercial units with residential accommodation at first floor.

***Note** - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.*

2 Planning History

APP/10/00571 - Revise existing outbuilding to create new access to the north of the site. , PERM,30/11/2010

APP/10/00715 - , UNK,

APP/10/00741 - Listed Building Consent to revise existing outbuilding to create new access to the north of the site., PERM,30/11/2010

APP/10/00762 - Listed Building Consent for single storey rear extension and internal alteration., PERM,09/12/2010

APP/11/00018 - Discharge of Condition No/s 2 & 3 of Planning Permission

APP/10/00741, PERM,26/04/2011

APP/21/00136 - Single storey rear extension, internal alterations within existing listed dwelling and re-build of existing outbuilding., PERM,15/04/2021

APP/21/00137 - Listed Building Consent for a single storey rear extension, internal alterations within existing listed dwelling and re-build of existing outbuilding.,
PERM,15/04/2021

3 Proposal

Listed building consent for internal alterations and second floor fenestration alterations.

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)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1 (Design & Heritage)
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

Chichester Harbour Conservancy

Conservation Officer

Officer Response: _

The internal alterations proposed in the application (as set out in the D&A and Heritage Statement) including the removal of the wall in front of the staircase and the reconfiguration of the 1st floor bathroom, are not considered to result in harm to the significance of the listed building.

The replacement of the second floor windows are not considered to result in harm to the significance of the listed building, subject to further details of windows being provided at pre-determination or condition stage.

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.

Conclusion

Subject to the following condition, no objections to the application are raised from a heritage perspective.

1. Details of all new windows to be provided including full scale or 1:5 glazing bar details and agreed prior to installation.

Officer Response 2:

The window details shown on the attached plan are acceptable and therefore, there is no need for that pre-commencement condition.

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Historic England

Thank you for your letter of 30 June 2021 regarding the above application for listed building consent. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

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: 5

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 09/07/2021

Number of representations received: 0

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 Conservation Area, AONB and Listed Building

(i) Principle of development

7.1 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

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

7.2 The ground floor it is proposed that the existing staircase is opened up into the kitchen removing the section of separating wall and incorporating a new balustrade. In the living room, the existing arch above the recessed shelving adjacent to the fireplace is to be squared off. On the first floor, the toilet will be relocated into the existing bathroom, allowing room for a landing. To accommodate the toilet in the existing bathroom it is proposed that the existing cupboard is opened up to the bathroom, with the hot water tank being relocated to the store on the second floor. The existing arched structural opening on the landing is to be squared off. At second floor, the existing windows are in very poor condition and will be replaced to match the existing. The existing in-built cupboard as indicated on the plans will also be removed.

7.3 In terms of the impact upon the listed building although there will be some small loss of historic fabric this will be kept to a minimum and it is considered that the benefits or the proposed works will out weight any loss. It is considered the replacement windows are at the rear of the dwelling and will help to improve the existing condition and appearance of the listed dwelling.

7.4 In terms of the impact on the Conservation Area and Area of Outstanding Natural Beauty the proposals are primarily internal and cannot be seen from wider area, therefore there will be no impact on the conservation area. The Council's Conservation Officer was consulted on the application and raised no objection subject a condition requesting details of all new windows to be provided including full scale or 1:5 glazing bar details and agreed prior to installation. The applicant's agent provided the window details within this application and the Conservation Officer confirmed the prior commencement condition is not needed.

7.5 Consequently, it is considered that the proposal would preserve the Conservation Area and would not impact on the listed buildings in the locality, meeting the requirements of Policies CS11, CS12 and CS16 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations), and H1, D1, D2 and D3 of the Emsworth Neighbourhood Plan and the statutory duty set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8 **Conclusion**

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the Conservation Area, the Area of Outstanding Natural Beauty and the Listed Building and 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/21/00706

- 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan, Block Plan, Existing Plans and Elevations - 20189-01
Proposed Floor Plans and Elevations - 20189-03A(1)
Design and Access Statement + Heritage Statement

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.