

Heritage Team Consultation Response

APP/21/00548 and 549 (LBC)

Site Address – 13 Queen Street, Emsworth

Proposal - Construction of new, mono-pitch roof (with glazed lantern) over existing external courtyard area to widen the link extension to kitchen / utility area. Widening of existing dormer window on rear facing roof slope.

LBC proposal:

Listed Building Consent for construction of new, mono-pitch roof (with glazed lantern) over existing external courtyard area to widen the link extension to kitchen / utility area. Internal alterations, including partial removal of walls at ground floor to reconfigure ground floor layout. Installation of 2no. roof lights in single storey rear elevation. Replacement of existing window with timber framed French doors into new link section. Installation of 2no. ensuite bathrooms at first floor and 1no. ensuite bathroom at second floor level. Widening of dormer window on second floor, rear facing roof slope and insertion of new timber framed sash sliding windows.

NB – Works have already commenced on site prior to the application being submitted.

The Site

The application site is a late C18, mid -terrace, 3-storey property which is Grade II listed and located in Emsworth Conservation Area. It has previously been extended at the rear to join up with what could've been a former outbuilding. To the rear of this is a walled rear garden and rear access shared with other properties in the terrace.

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.

With regards to local planning policy, the following are relevant:

- Policy CS11 of the Core Strategy
- Policy CP16 (1a) of the Core Strategy
- Policy DM20 of the Allocations Plan
- Emsworth Neighbourhood Plan (adopted July 2021)

Assessment

The application proposes several elements across the whole building. The purpose of this is to fully renovate and upgrade the building after it had fallen into disrepair after a number of years of neglect.

The proposed layout is generally retained other than the creation of en suite bathrooms within the bedrooms. The existing external courtyard area is proposed to be roofed over to create part of the ground floor internal layout linking the dining room and kitchen together. This is not the only external space so is not an issue. The proposed roof and lantern are appropriate to the character of the building. The two proposed roof lights to the existing kitchen area are not of concern so long as they are the conservation style roof lights (full details will be required either pre-determination or condition stage).

The second-floor dormer window has been widened. It is now of a similar size to other dormer windows along the terrace row. New sliding sash windows are proposed for the new opening which are considered to be acceptable subject to further details being submitted.

Overall the proposed works would not result in harm to the designate heritage asset and will meet the tests of Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant national and local planning policies.

I advise the following conditions should be included on any permission:

1. External material samples and / or details to be provided (courtyard infill roof)
2. Full scale or 1:5 details of new sliding sash window in dormer extension to be provided and agreed prior to installation.

Conclusion – No Objection

Rachael McMurray

Senior Conservation Planner

22/7/21