
Site Address:	11 Queen Street, Emsworth, PO10 7BJ		
Proposal:	Listed Building Consent for retention of 2No. rooflights. (Retrospective).		
Application No:	APP/16/00857	Expiry Date:	10/10/2016
Applicant:	Mr and Mrs White		
Agent:		Case Officer:	Emma Chisnall
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

11 Queen Street is a mid-terrace two storey dwelling located within the conservation area in Emsworth and is Grade II Listed. The dwelling is constructed with red brick walls and it has a concrete tiled roof with a single wide dormer in place within the rear roof space. There is no amenity space to the front of No 11 and the dwelling is accessed straight from Queen Street. Parking is available for the dwellings on the opposite side of Queen Street but is limited in terms of available spaces. The dwelling has been extended to the rear and this is where the two rooflights have been replaced within the roof space. The curtilage boundary is surrounded with part hedging and part timber fencing approximately 1.7m high and the amenity space is used as lawn and is narrow but long in size.

2 Planning History

05/54877/000 - Single storey rear extension., PERM,30/06/2005
05/54877/001 - Listed Building Consent for single storey rear extension plus internal works., PERM,30/06/2005
06/54877/002 - Application for Listed Building Consent for retention of hand rails to main entrance of premises., PERM,04/07/2006

3 Proposal

Listed Building Consent for retention of 2No. rooflights. (Retrospective).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS4	()
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL3	(Town, District and Local Centres)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer Comment:

Principal Conservation Officer – No objection

11 Queen Street is Grade II listed and is also located within the Emsworth Conservation Area.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

I am satisfied that the installation of the rooflights has caused no loss of important historical fabric. The chosen location is well screened, not visible in public views and minimises their visual presence. I am satisfied that the work has minimal impact on the building's special architectural and historic interest providing much need light and ventilation to the accommodation space.

Historic England Comment:

No adverse comment in regards to this application

Chichester Harbour Conservancy Comment:

No objection. A site visit was made and it was noted that No 17 has a similar window to that proposed. This Grade II Listed building is part of a terrace. The application proposals would not be generally visible in the wider landscape, which one only catches a glimpse of from King Street.

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: 3

Number of site notices: 0

Statutory advertisement: 26/08/2016

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 Listed Building and character/appearance of the Conservation Area

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. This application is retrospective and as the building is Grade II Listed the Local Planning Authority has a duty to preserve or enhance the building, character and heritage.

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

As No 11 is Grade II Listed there is particular importance to protect and maintain the heritage of the building. The current rooflights replaced old rooflights that were well established but were deteriorating and causing leaks within the house. The current rooflights are in the same position and have been replaced to the same size as the original rooflights within the roof slope. The rooflights that have been installed are considered to have a limited and acceptable impact on the character and appearance of the listed building.

Consultations have been received from Historic England, the Chichester Harbour Conservancy and the Conservation Officer at Havant Borough Council who are in agreement that the rooflights are positioned to the rear of the dwelling and are therefore well screened and not visible to public view which minimises their visual appearance and does not cause significant harm. The impact on the Conservation Area is considered to be limited and acceptable.

The size and materials (wood framed) used for the rooflights are considered to not look out of place in context and are considered to be in keeping with the locality and do not detract from the history nor cause a loss to the historical fabric of the area. The proposal is therefore considered to preserve the character of the listed building and thus accords with the statutory duty set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8 Conclusion

The retrospective rooflights installed to the rear of No 11 are considered to have a limited and acceptable impact on the historic integrity of this listed building. Therefore the proposed is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policies CS11 and CS16 and of the Listed Buildings and Conservation Areas act 1990. Therefore it is recommended that retrospective planning permission can be granted.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/16/00857 subject to the following conditions:-

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

Heritage Statement Received 15.08.16

Photographs of Velux Rooflight Windows Received 15.08.16

Block Plan: Unique Plan Reference Number #00149648-7FA622

Reason: - To ensure provision of a satisfactory development.