

Heritage Team Response

Date – 18/8/2021

APP/21/00796 – 32 King Street, Emsworth

Background

The application site is located in King Street within Emsworth Town centre and within the Emsworth Conservation Area boundary. The site comprises a two-storey dwelling which also includes No. 34, having been converted into one larger house. It is accessed from a private lane off King Street.

Legislative and Policy Context

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

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:

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

Policy CS11 of the Core Strategy 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 CP16 (1a) of the Core Strategy states '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.

Proposal:

The proposal comprises the following:

‘Removal of dilapidated store, construction of porch to south west elevation, garage and store/summer room, windows blocked in on south east elevation, internal alterations’.

Assessment:

There is no objection to the removal of the dilapidated store or the blocking up of windows on the south east elevation. The proposed porch is in keeping with the character of the main house subject to the use of high-quality materials.

The proposed garage / store is also considered to be in character with the main house subject to the use of high quality, suitable materials.

Overall, the proposals would meet the test of 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.

Conclusion

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

1. Details and or samples of all external materials to be provided prior to construction.

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