
Site Address: 15 Queen Street, Emsworth, PO10 7BJ
Proposal: Listed Building Consent for addition of first floor bathroom window.
Application No: APP/16/00868 Expiry Date: 13/10/2016
Applicant: Ms Garety
Agent: Mr Davies Case Officer: Bee Crawford
 Helyer Davies Architects Ltd
Ward: Emsworth

Recommendation: <TxtCommPerm05>

1 Site Description

- 1.1 The application site is a Grade II listed three storey mid terraced property located in Emsworth Conservation Area. It has a red clay tiled pitched roof and flat roof dormers to front and rear with elevations of red and brown multibrick.. The site is level, although there is an east/west incline to Queen Street and the property is located immediately adjacent to the public highway. The rear garden is beyond a private access way and consists of a patio area, shingle and shrubs and is enclosed by a brick boundary wall which ranges in height from 1 metre to 1.8 metres.
- 1.2 Three storey terraced properties lie to the east and west of a similar style and design the rear garden of a property in Queen Street is to the rear, and a pair of three storey semi-detached properties are opposite. The area is of medium density with a mixture of two and three storey detached, semi-detached and terraced properties of individual and similar age, style and design, reflecting the nature of the Conservation Area.

2 Planning History

APP/16/00717 - Listed Building Consent for single storey rear extension (infill) ; addition of 2 No. rooflights; extended dormer window to rear; internal and external alterations. (Approved 11.08.16). Request to Discharge Condition No. 2,3 and 4 (28.09.16), permitted 11/08/2016

APP/16/00867 - Addition of first floor bathroom window, withdrawn 01/09/2016

3 Proposal

- 3.1 The application is for Listed Building Consent for the addition of first floor bathroom window in the rear elevation of the property. It is noted the existing elevation plan submitted reflects the scheme permitted under APP/16/00717, although at the time of the Officer's site visit these works had not commenced.

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)

Havant Borough Local Plan (Allocations) July 2014
DM20 (Historic Assets)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

Principal Conservation Officer - No Objection

15 Queen Street is Grade II listed and dates to the mid 18th century. It is constructed of blue header brickwork with red flush dressings and a plain clay tiled roof. The property 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.

The principle of a window of this size and style would not harm the character of this listed building. Whilst a small area of historic fabric is to be removed to allow for the window, I feel this is appropriate as it causes little harm to the historic significance of the building. Further details of window will be necessary to ensure that it is in keeping with the dwelling. However, these details can be conditioned.

Condition:

1:5 sections and 1:20 elevations of window to be submitted

Chichester Harbour Conservancy

Recommendation No objection, subject to implementation with the specified external materials, having regard to the Policy framework* below.

I made a site visit 9.8.16 and 30.8.16 was able to view the site from the common (private) service alley and from King Street. No views are obtained from the Slipper Pond footpath.

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.

*Policy framework

NPPF - 11, 14, 17, 56-57, 60-61, 63-64, 115, 118-119, 123, 125-126, 128-129, 131-137, 139-141, 186-191, 196-197, 203 & 206; NPPG IDs 6, 8, 18a, 21a, 26; HBLP CS11, CS12, CS16, DM8, (DM9, AL1, DM20, DM25; CHMP - LS1-LS2, BD1-BD2, HE1; PG - B3, B8; SPG/SPD.

NPPF National Planning Policy Framework (2012)

NPPG National Planning Practice Guidance (2014)
HBLP Havant Borough Local Plan (2011/2014)
CHMP Chichester Harbour Management Plan (2014-2019)
PG CHC Planning Guidelines (amended 2011-2013)
SPG/SPD
Replacement dwellings and domestic extensions guidance within CH AONB (Revised 2010)
Borough Design Guide
Emsworth Design Statement
Emsworth Conservation Area CACA and Management Plan

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: 4

Number of site notices: 1

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) Appropriateness of design
- (i) Effect on the character of the listed building and Emsworth Conservation Area
- (i) Appropriateness of design

7.2 The proposal is for the provision of a small bathroom window at first floor level in the rear elevation of the property. Subsequent comments from the Principal Conservation Officer verified the principle of a window of this size and style would not harm the character of this listed building. Whilst a small area of historic fabric is to be removed to allow for the window, it is deemed to be appropriate as it causes little harm to the historic significance of the building. Further details of window will be necessary to ensure that it is in keeping with the dwelling. It is therefore considered to be acceptable, meeting the requirements of policies CS11 and CS16 of the HBLP (Core Strategy). A condition is recommended for the submission of details of the window.

- (ii) Effect on the character of the listed building and Emsworth Conservation Area

7.3 The Council's Principal Conservation Officer has provided comments and is of the opinion that the proposed works would have a minimal impact on the historic core of the property and as such, would not have an adverse impact on its character. It would have a neutral impact on the Conservation Area. A heritage statement has been submitted as part of the application which covers the requirements of policy DM20 of

the HBLP (Allocations). The proposals are considered to meet the requirements of Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and preserve the appearance of the listed building.

8 Conclusion

- 8.1 The provision of the new bathroom window would not result in any harm to the character of the listed building and appearance of the Emsworth Conservation Area. It is therefore considered to be acceptable and is recommended for listed building consent, subject to conditions.

9 RECOMMENDATION:

That the Head of Planning be authorised to <AnISCommDcnTyp> for application APP/16/00868 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 more detailed drawings of the window has been submitted to, and approved in writing by the local planning authority. The details to comprise:-

1:5 sections and 1:20 elevations, materials, method of opening and finishes.
The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason: In order to safeguard the building's special architectural and historic interest and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 16017-01 - Location plan, existing floor, elevations and section plan
Drg No. 16017-02 - Proposed floor, elevations and section plan
Heritage Statement
Design and Access Statement

Reason: - To ensure provision of a satisfactory development.

