

Consultee Comments for Planning Application APP/16/00628

Application Summary

Application Number: APP/16/00628

Address: 33 Emsworth Road, Havant, PO9 2SN

Proposal: Listed Building Consent for replacement windows and 2No. glazed fire exit doors on east, west and north elevations.

Case Officer: Emma Chisnall

Consultee Details

Name: Mr John Heritage Team

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On Behalf Of: Conservation Officer

Comments

APP/16/00628

33 Emsworth Road, Havant, PO9 2SN

Conservation Officer Comment

33 Emsworth Road, Havant sits on the north side of the Emsworth Road and outside of the Conservation Area, set well back in substantial grounds. The property is grade II listed dating from the early 19th Century of brick with slate roof. The front south elevation is symmetrical with sash windows to first floor and wide French windows to the ground floor under a veranda.

The proposal is to replace the windows to the east elevation ground floor, six window apertures including two doors. Section 11 of the application form, the Design and Access Statement and Heritage Statements makes reference to replacing windows and doors on the east, west sides and north faces to the rear of the building. This needs to be clarified as the drawings submitted relate to only the east elevation.

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 proposal is for slim line double glazed units 4-4-4 thickness. The applicant had previously sort advice from the Conservation team regarding the replacement of the windows to the bar (the flat roofed extension forming the middle section on the east side of the property. This is a modern addition to the building albeit possibly partly on the foot print of a historic glazed orangery

(according to available historic mapping).

Box sashes 1 & 2 and door 3 sit to the rear of the property in a section of the building constructed of yellow stretcher bond brickwork which is a later addition to the property. The proposed windows reflect the current fenestration. Currently the most northerly window on the east elevation has obscured glass with its mirror image to the left of the door glazed with clear glass. The detail for box sash 1 is in keeping with the current windows however the glazing bar is thicker than I would expect in a listed building. The existing glazing bars have very fine dimensions in comparison. I would expect the glazing bar to be slightly thicker due to the installation of slimline double glazing units. However I would seek they are reduced to 22mm in thickness.

Box sash 2 either side of door 3 the overall design matches the existing windows and door however my previous issue with the glazing bar needs to be addressed, as I assume that the same glazing bar is used throughout all the windows and doors to be replaced.

Window 4 appears from the outside to be the soundest of the existing windows and retains the same proportions in the proposed replacement window.

Window 5 is showing very obvious signs of decay in the frame at its join with the sill. Likewise window 6. Window 6 is to be replaced with 2 fixed windows (each of 12 panes) below top opening fan lights (of 2 panes each). The existing fanlight are larger double size. Whilst this is not like for like in design it does not detract from the overall look as the size of the fanlights will matches those above window 5 and so is deemed to be acceptable.

Recommendation:

That the glazing bar is reduced in thickness to 22mm to better reflect the proportions of glazing to frame as found in Georgian style windows.