

Consultee Comments for Planning Application APP/16/00378

Application Summary

Application Number: APP/16/00378

Address: 26 High Street, Emsworth, PO10 7AW

Proposal: Installation of Vent Axia fan to rear extension at first floor.

Case Officer: Rachael McMurray

Consultee Details

Name: Mr John Heritage Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Havant.Heritage@havant.gov.uk

On Behalf Of: Conservation Officer

Comments

Conservation Officer Comments

The property is currently used by Sue Ryder with the first floor being used for the sorting of donated goods. The property dates from the 18th century and is grade II listed. It is situated in the Emsworth Conservation Area.

The proposal is for the installation of a vent axia fan within the upstairs sorting room. The plan shows the position of the internal boxing that will carry the 8 diameter pipe to the external vent at the rear. The ducting is proposed to be fitted to the existing plaster ceiling and follows the wall to the rear elevation. The external vent grill is 250 x250mm 1900mm above the rear flat roof.

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 position of the extraction pipe along the ceiling is of concern as the building is clearly a timber frame construction and the position of the ducting will obscure the timber frame which is a highly significant element to the buildings construction. I also have concerns that if the pipe gets hot or carries moisture then boxing it in against the timber frame does not allow the timber to breathe and could be detrimental to the building.

More detail is required as to how the ducting in to be secure in order to ensure that it can be reversed without damage to the listed building.

Effectively I would want to ensure the amount of ducting is minimised.

The external vent is through the brick work just below the eaves to the rear, finish and material for the vent grill has not been given.