

Recommendation: **GRANT LISTED BUILDING CONSENT**

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

The proposal to remove the chimney stack to the rear was previously granted consent under application APP/13/00323 and I see no reason why this element of the current application should be considered differently now. The stack is considered to be secondary and has no architectural / historical significance internally or externally, being concealed from view in the valley. Condition for tiles to match existing on re-instatement of roof once chimney is removed.

The proposed internal alterations to internal walls are the same as through previously granted consent under APP/13/00423. I see no reason why the principal of that consent should have changed. However there are a number of new elements of alterations internally that form part of this application that were not previously subject of a Listed Building Consent.

Acoustic insulation is proposed to be installed to all walls that form the perimeter of the property (both internal and external boundaries). No details for the acoustic insulation materials or fixings have been given. These would be required to be submitted and approved before any consent can be given. My concern being that it may not allow the property to breathe and cause condensation and damp issues.

The submitted plan shows what I think are lighting positions across all the ceilings (22 in total) no details are given of type of fixings used and I would be concerned if these were down lighters cut into the ceiling. As a general rule in listed building light fitting would be expected to be wall mounted as this has less impact on the fabric of the building and cabling should be surface mounted. However in this case it would be unrealistic not to allow wiring in the new partition walls.

The plans also show extraction fans for the bathroom and kitchen it is not clear how these are to be vented either through the wall or eave, likewise the boiler flue requires more detail as to how and where it is to be located.

The RSJ across between the living room and kitchen areas has previously been consented too under APP/13/00423 and I see reasons why it should not be given consent on this application.

Window detail submitted, the 1:5 cross section is fine however the elevations show very heavy looking frame to each of the sashes. I would like to see a window elevation submitted at 1:20.

Officer Comment - Most of the Conservation Officer's concerns have been addressed by the general construction notes and structural calculations submitted on 10 October. It has been agreed that details of the acoustic and thermal insulation can

be conditioned along with a 1:20 elevation of the window.

Historic England

This application should be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice.

Chichester Harbour Conservancy

I made a site visit 9.8.16 and was able to view the site from the rear access way to 36 High Street, across the parking area to ST Peters Court and from Spring Gardens. This Grade II Listed building is part of a terrace and the works would not harm its integrity within the Conservation Area.

The loss of the chimney as a feature of the building is unfortunate, but necessary to create a passageway internally. I see under APP/13/00323, an application was made for similar work, granted Listed Building Consent 29 May 2013.

Building Control

No comment

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: 13

Number of site notices: One

Statutory advertisement: 06/08/2016

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) Effect on the character of a Listed Building and the Emsworth Conservation Area
- (iii) Effect on neighbours

- (i) Principle of development

7.2 The application site is Grade II Listed and located within the Emsworth Conservation Area. Policies CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) are a consideration as part of this application.

- (ii) Effect on the character of a Listed Building and the Emsworth Conservation Area

7.3 The Conservation Officer has not highlighted a cause for concern regarding the potential impact to the character of the Listed Building or that of Emsworth

Conservation Area. It is considered that the internal improvements which have been indicated are likely to improve the useable space enabling the building to be used rather than potentially falling into disrepair and have mostly been approved under the 2013 consent. The loss of the chimney is disappointing but its historical significance is secondary and is not considered to be of such importance to warrant a refusal of the scheme due to harm to a listed building. Further details of the new window are required but in principle it is acceptable.

The Conservation Officer has raised concerns with the type of insulation that may be used within the building as this could cause damp. However, final details can be conditioned to be submitted and approved prior to installation.

(iii) Effect on neighbours

- 7.4 The proposed external and internal changes are unlikely to cause any impact to the amenities of the occupiers of the adjacent dwellings. The proposed new window within the eastern elevation increases the size of the existing opening and will not cause harmful issues of overlooking.

8 Conclusion

- 8.1 It is considered unlikely that the proposal would lead to an adverse impact to the character of the Listed Building and Conservation Area.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/16/00766 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan received 25 July 2016
Design, Access and Heritage Statement received 25 July 2016
General Construction notes rev 2 26 04 15 received 10 October 2016
Proposed First floor plan drwg.no 12/273/B/8 rev A received 10 October 2016
Proposed First floor structural details drwg.no 3-213/01 received 10 October 2016
Proposed Roof plan drwg.no 12/273/B/1 rev A received 25 July 2016
Proposed East Elevation drwg.no 12/273/B/4 rev A received 25 July 2016

Reason: - To ensure provision of a satisfactory development.

- 3 All works of external repair, restoration and replacement, including the roof tiles following the removal of the chimney, shall faithfully match the original

features, unless otherwise agreed with the Local Planning Authority in writing.

Reason: To secure a satisfactory and sympathetic form of development and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Prior to the installation of any thermal or acoustic insulation the details, including fixings, must be submitted to and agreed in writing by the Local Planning Authority.

Reason: To secure a satisfactory and sympathetic form of development and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until the following details have been submitted to, and approved in writing by the Local Planning Authority . The details to comprise:-

1:20 elevation and plan of proposed new window to east elevation.

The details to include the position of the window within the opening (i.e. depth of reveal), method of fixing the glazing (i.e. putty or beading) and finish. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure appropriate detailing within this listed building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.