

Recommendation: **GRANT LISTED BUILDING CONSENT**

APP/11/01381 - Listed Building Consent for a railing to the front of the property with a brick base; existing porch roof to be re-leaded and firing added; existing valley gutter to be replaced; proposed brick piers to buttress garden wall; rear double doors to existing garage; existing internal timbers to be treated and replaced and existing loft space insulated., PERM,27/10/2011

APP/12/00032 - Crown thin 1No. Pear tree by 20% and reduce height by 90cm; remove crossing limbs and possible felling of 1No. Cherry tree; reduce height of 6No. Bay trees by 1m to previous pruning points; reduce height of 1No. Pear tree by 90cm and thin by 20%. All trees within Emsworth Conservation Area., RNO,22/02/2012
APP/13/01225 - Cut back to previous pruning points Bay trees (T1 - T3), Holly (T4), Bay tree (T5) and Holly (T6 - T7) all within Emsworth Conservation Area. , RNO,10/01/2014
APP/15/01267 - Installation of 16no. solar panels positioned within a roof gully on the main property. , WD,11/01/2016
APP/15/01268 - Listed Building Consent for installation of 16no. solar panels positioned within a roof gully on the main property. , WD,11/01/2016

3 Proposal

Listed Building Consent for the removal of existing external doors and adjoining windows of the living room at the rear of the property and installation of bi-fold doors. Replacement roof over living room. Removal of existing internal structural column in ground floor living room and installation of goal post structure.

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

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer:

No objection to the use of zinc for the low pitched roof. No objection to internal alterations.

As part of the proposals an existing lounge doors and windows that are set to the rear of the property would be removed and, in its place, a set of timber bi-fold doors would be installed. This would also mean the removal of a small amount of brickwork. The existing window appears to be constructed of fairly modern joinery and therefore the replacement with new bi-fold doors will not remove any fabric of particular historic interest. The design of the doors themselves does not appear to be out of character with the rest of the dwelling and will sit comfortably on this listed building.

In consideration the proposals would not harm the historic or architectural interest of the building and are therefore acceptable.

Conditions:

- 1) Scaled details of doors to be submitted

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: 30/09/2016

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) Effect of the works on the character of the listed building

The Council's Conservation Officer has been consulted and has advised that no objections are raised to the proposed works. It is considered that the proposals would not harm the historic or architectural interest of the building and are therefore acceptable. Further scaled details of the proposed doors are required and these could be secured via a condition.

8 Conclusion

The proposal is considered to be acceptable and is recommended for listed building consent.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/16/00974 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 No development shall commence until scaled (1:10 or 1:20) drawings and details of the joinery of the hereby approved bi-fold doors have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The bi-fold doors shall thereafter be installed and maintained in accordance with the approved details.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement

Heritage Statement

Location, site, proposed floor and elevation plans - DN: 16097-03

Reason: - To ensure provision of a satisfactory development.