

Heritage Team Consultation Response

APP/21/00408

Site Address – 20 Queen Street, Emsworth

Proposal - Replacement of existing landscaping at the front of the dwelling and minor landscaping within the garden in place of existing shed.

The application site is a semi-detached, Grade II listed residential property located in the Emsworth Conservation Area. No. 20 has an impressive traditional frontage which makes a strong contribution to the significance of the conservation area.

At present there is an arrangement of landscaping beds to the front of the building which partially obscure the view of the front from longer views along Queen Street. The existing arrangement is not original and not particularly sympathetic to the historic character of the house. Just outside the site line there is a raised planting bed which has been restored by the local community (owned by Hampshire County Council) including attractive brickwork with some flint detailing.

Legislative and Policy Context

When assessing the proposal, the following legislation and policy context is taken in consideration.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy

Policy CP16 (1a) of the Core Strategy

Policy DM20 of the Allocations Plan

Assessment

The proposal comprises a scheme which redesigns the landscaping arrangement to the front of the building. It removes the isolated, disconnected planting beds and visible bin store and creates a more cohesive and legible frontage to the building, whilst providing a more appropriate solution for bin storage. One strong positive element of this proposal is that the frontage of this very attractive listed building will be more visible within the streetscene, whilst being framed with the new landscaping design. This will enhance the overall visual amenity of the conservation area and the setting of the listed building, which forms part of its significance.

The proposed new materials (railings and bricks) will match closely with the existing iron railings and heritage bricks.

Overall the proposal will meet the tests of Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant national and local planning policies.

Conclusion – No Objection

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