
Site Address: 33 Emsworth Road, Havant, PO9 2SN
Proposal: Listed Building Consent for replacement windows and 2No. glazed fire exit doors on east and north elevations. Windows on west elevation to be repaired.
Application No: APP/16/00628 Expiry Date: 15/08/2016
Applicant: Mrs Bolton
Langstone Conservative Club
Limited
Agent: Case Officer: Emma Chisnall
Ward: St Faiths

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

33 Emsworth Road is the Langstone Conservative Club which is a Grade 2 listed building located in a substantial plot on level ground and is in close proximity to Havant town centre. The building is characterized by period features in particular along the west elevation and is made up of multiple connected buildings/extensions which differ in size and height. The building is predominately constructed of brick which differs in colour and age and is surrounded by a road permitting parking at various places along the outer edge of the curtilage boundary. Within the curtilage there are moderate areas of green space present and the boundaries surrounding the curtilage are substantial in height and are mostly made up of hedging and trees with 1.8m fencing visible along the north boundary.

The existing windows are constructed of white gloss painted wood frames with single glazing to individual panels in the windows, some of which are glazed.

2 Planning History

99/50971/003 - Retention of external steps and doorway to north elevation, PERM,30/03/1999
98/50971/002 - Change of Use from Private Function Room to Class B1(A) Offices, PERM,02/10/1998
06/50971/012 - Erection of 2No. detached 4 bedroom dwellings, plot two with integral double garage, plot one with detached car port, both utilising existing access to Emsworth Road. Removal of Yew tree (T19) of TPO 0867., PERM,16/06/2006
08/50971/016 - (1) Change of use from office space to children's day nursery (first floor rear office). (2) Replace existing toilet with toilets and replace existing kitchen area. (3) Provide awning at entrance to property (open plan shelter). (4) Convert 20 car parking spaces to 10 spaces plus garden space., UNK,
08/50971/017 - (1) Change of use of first floor office to day nursery (children's). (2) Creation internally of toilet and kitchen facilities (in existing kitchen area & toilet). (3) Conversion of 10 car parking spaces to create outdoor garden/play area. (4) Build welcome porch over existing entrance (open plan awning). (5) Bring internal features up to 'OFSTED' standards., UNK,

3 Proposal

Listed Building Consent for replacement windows and 2No. glazed fire exit doors on

east and north elevations. Windows on west elevation to be repaired.

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)
CS4	()
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL3	(Town, District and Local Centres)

Havant Borough Design Guide Dec 2011

Listed Building Grade: Grade 2

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

The detail on the submitted plans in terms of the dimensions is fine, the only issue is the use of Tricoya for corner cover boards on window 5. I would like to see a sample of the materials submitted as part of the conditions.

Officer Comment: A condition will be included for materials to be submitted for review prior to building work commencing.

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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) Impact upon the Listed Building and character of the area

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. As the building is listed the Local Planning Authority has a duty to preserve or enhance the building.

(ii) Impact upon the Listed Building and character of the area

Langstone Conservation Club is a listed building and as such there is a particular importance to protect and maintain the heritage of the building. The windows along the east elevation in particular are viewable from the streetscene whereas the north and west elevation are less visible from outside the site. It is considered the proposed change in material and the installation of slimline double glazed units will provide an improvement to the existing windows and improve the appearance of the building in the area. The material proposed is not considered to look out of place in context and from working with the Conservation Officer most materials that have been proposed are considered to be in keeping with the locality and do not detract from the history and heritage of the site. That said, a material sample will be requested prior to building commencement for the suggested Tricoya material to be used in the corner cover boards on window 5 in the plans through a planning condition.

The proposal is therefore considered to preserve the character of the listed building and thus accords with the statutory duty set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The alterations are considered to have a limited and acceptable impact on the character and appearance of the listed building.

8 **Conclusion**

The changes proposed to the windows at 33 Emsworth Road are considered to have a limited and acceptable impact on the character and historic integrity of this listed building. Therefore the proposed is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policies CS11 and CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/16/00628 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 Notwithstanding any description of materials in the application no installation of replacement Window 5 on plans 2387/1/1 and 2387/1/5 shall take place until samples of the materials to be used externally on the corner cover boards

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. Only the materials so approved shall be used, in accordance with any terms of such approval.

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:

Block Unique Plan Reference: #00116717-C6E6D2

Location Unique Plan Reference: #00116718-0EC87A

East Elevation Plan Drawing No: 2381/1/1. Rev C 15/08/2016

Window and Door Detail Plan Drawing No: 2387/1/2. Rev C 15/08/2016

Window and Door Detail Plan Drawing No: 2387/1/3. Rev C 15/08/2016

Window and Door Detail Plan Drawing No: 2387/1/4. . Rev C 15/08/2016

Fixed Window Section Plan Drawing No: 2387/1/5. Rev C 15/08/2016

Window and Door Detail Plan Drawing No: 2387/1/6. Rev C 15/08/2016

North and West Elevations Plan Drawing No: 2387/2/1. Rev C 15/08/2016

Enlarged North Elevation Plan Drawing No: 2387/2/2. Rev C 15/08/2016

North and West Elevation Detail Plan Drawing No: 2387/2/3. Rev C
15/08/2016

Windows Box Sash 8 North Elevation Plan Drawing No: 2387/2/4. Rev C
15/08/2016

Windows Box Sash 7 North Elevation Plan Drawing No: 2387/2/5. Rev C
15/08/2016

Stormproof Window 9 Plan Drawing No 2387/2/6. Rev C 15/08/2016

Reason: - To ensure provision of a satisfactory development.