

Consultee Comments for Planning Application APP/16/00974

Application Summary

Application Number: APP/16/00974

Address: 8 King Street, Emsworth, PO10 7AZ

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.

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

Principal Conservation Officer No Objection

The property is Grade II listed and is also situated in the Emsworth Conservation Area. The key tests from a heritage perspective are the impact on the architectural/historic interest of the listed building and the impact on the character and appearance of the conservation area.

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.

I have no objection to the use of zinc for the low pitched roof as this would not appear to harm the character of this listed dwelling. The internal alterations proposed will not adversely affect the historic fabric of the building. Many of the alterations appear involve later additions to the building which will actually improve the flow and use of the accommodation. It is therefore considered that the proposals are localised in their impact on character and do not imply any significant harm.

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