Site Address:	20 Queen Street, Emsworth, PO10 7BL		
Proposal:	Listed Building Consent for replacement of existing landscaping at the front of the dwelling and minor landscaping within the garden in place of existing shed.		
Application No:	APP/21/00409	Expiry Date:	28/05/2021
Applicant:	Ms C Otty		
Agent:	Mr Pickering Helyer Davies Architects	Case Officer:	Joseph Toole
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

20 Queen Street, Emsworth, is a Grade II Listed dwelling and is positioned on the corner of Frankland Terrace and Queen Street.

The dwelling is surrounded by a mix of residential and commercial buildings on both Queen Street and Frankland Terrace. These buildings have a mix of brick and render wall finishes and a mix of clay and slate tiled roofs.

The property is also located within the Emsworth Conservation Area.

The dwelling is listed under Planning (Listed Building and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

List Entry Description Details: SU 7505 HAVANT QUEEN STREET Emsworth (North Side) 16.5.52 11/48 Nos. 18, and 20 II Pair of houses (18 an office):

Late C18. Brick, with a tile roof. 3 storeys, 2 windows. Hipped roof, brick dentil eaves. Red brickwork in Flemish Garden Wall bond, cambered openings. Sashes in exposed frames. Entrances at sides, 18 being mid C20. No. 20 has a symmetrical prominent east elevation of 1.1.1 windows, pediment gable (with cement-panelled Vesica) above projecting centrepiece. Sashes (central casement at the top). Wood doorcase with cornice, frieze, panelled pilasters and 6-panelled (2-top-glazed) door.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

94/54161/000 - Erection of "Limited Waiting" restriction sign on South (front) elevation of building., PERM,31/03/1994

APP/16/00491 - Listed Building Consent for single storey rear extension at 20 Queen Street and demolition of single storey dwelling at 22 Queen Street (Approved 01/07/16). Request to Discharge Conditions 2, 3 & 4 (04/01/2019)., PERM,01/07/2016

APP/16/00490 - Single storey rear extension at 20 Queen Street following demolition of single storey dwelling at 22 Queen Street (Approved 01/07/2016). Request to

Discharge Conditions 2, 3 & 4 (04/01/2019)., PERM,01/07/2016

APP/21/00408 - Replacement of existing landscaping at the front of the dwelling and minor landscaping within the garden in place of existing shed., Current Related Application

3 Proposal

Listed Building Consent for replacement of existing landscaping at the front of the dwelling and minor landscaping within the garden in place of existing shed.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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

DM20	(Historic Assets)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1	(Design & Heritage)
ENP_D1	(General Design Policy)
ENP_D2	(Height, Mass & Materials)
ENP_D3	(Layout, Form & Density)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer
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 raise 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

Councillor Julie Thain-Smith
No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett
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: 20

Number of site notices: 1

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 character and appearance of the Listed Building and Conservation Area

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. It is questionable whether this application needs listed building consent however an application has been submitted in which we have a duty to determine.

(ii) Impact upon the character and appearance of the Listed Building and Conservation Area

7.3 The proposed development would involve the replacement of existing landscaping at the front of the dwelling and minor landscaping within the garden. The existing landscaping is positioned on the boundary between the site and the public pavement. There is currently a brick planter in front of the property with mature trees and some plants/flowers. The proposed development would include a designated parking space and bin store. There would be a low brick wall as a base for black heritage railings. There would also be a proposed double gate to the front. Within the rear garden there would be landscaping in place of the existing shed.

7.4 The proposed walls would have reclaimed bricks to match the existing property. The railings would have black steel to match the existing.

7.5 The proposed works is considered to allow for the dwelling to reconnect with Queen Street. Furthermore, due to the materials used it is considered to contribute positively

to the Listed Building and Conservation Area. The Council's Conservation Officer was consulted on this application and stated the proposed works would enhance the overall visual amenity of the conservation area and the setting of the listed building, which forms part of its significance. The development is therefore considered to preserve the building and its setting as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The development would also preserve/enhance the character of the Conservation Area as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.6 Consequently, it is considered that the proposal would preserve the Conservation Area and would not impact on the listed buildings in the locality, meeting the requirements of Policies CS11 and CS16 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations), and H1, D1, D2 and D3 of the Emsworth Neighbourhood Plan and the statutory duty set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8 Conclusion

8.1 Overall the proposal would conserve the character and setting of the listed building and the wider conservation area. Furthermore the scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/21/00409

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:

Proposed Plans Drawing No. 20186-02 Rev 2
Proposed Elevations Drawing No. 20186-03 Rev 1
Design, Access and Heritage Statement March 2021

Reason: - To ensure provision of a satisfactory development.

3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples or a full specification of the materials to be used externally on the walls, railings and hardsurfacing 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, policy DM20 of the Havant Borough Local Plan (Allocations) and the National Planning Policy Framework.