Site Address: 25 South Street, Emsworth, PO10 7EG
Proposal: Listed Building Consent for extension of existing first floor terrace and addition of external stair to rear of building; new slate roof over remaining single storey element.

Application No:	APP/20/01208	Expiry Date:	17/05/2021
Applicant:	Mr Miller		
Agent:	Helyer Davies Architects Helyer Davies Architects Ltd	Case Officer:	Tina Pickup
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 SiteDescription

The application relates to a detached, two-storey Grade II Listed Building, currently in use as a restaurant/tapas bar:

House and shop. C18 with early and late C19 front. Stucco front walls, brick elsewhere; slate roof at the front and tile to the rear. 2 storeys, 4 upper windows. Quoins, high plinth. Sashes. Shop-front of early C20, with cornice on brackets.

It comprises two principal parts, the main frontage building and a rear attached 'barn', the latter is single storey but has a tall roof with internal roof void above the dining hall. To the rear of the barn is a single storey extension/store attached to the rear of the building and opening in to it, with roof terrace above. At first floor level there is further dining and bar space with customer toilets etc and the roof of the rear store provides a small outdoor terrace. The attic level is used by staff.

The main access to the premises is via the existing shop-front facing South Street but there is also a rear access via the South Street public car park and a rear courtyard.

The site is part of Emsworth town centre and Conservation Area, which is characterised by a mixture of commercial units with residential accommodation at first floor level and other dwellings. Immediately to the south is a pub, separated by a narrow passageway with small enclosed yard to the rear and first floor rear windows to the residential space above. To the north is a terraced house which is notable for being of much later origin (mid C20th) than surrounding buildings; it also has an enclosed yard and outbuilding to the rear.

2 Planning History

APP/13/00454 - Change of use from Off Licence (use class A1) to Restaurant (use class A3) including; new glazed entrance door on front elevation, demolition of poor quality timber clad store at rear and construction of new kitchen and replacement store and new glazed screen to be installed into the existing rear brick gable wall. , PERM,06/09/2013
APP/13/00455 - Conservation Area Consent for conversion from A1 to A3 incorporating changes to main glazed screen; demolition of timber stores; construction of new kitchen and replacement store; new glazed screen to rear gable and new brick boundary wall., NPW,19/07/2013

APP/13/00685 - Extension and renovation of the Grade II listed building. Previously used as an off licence to be converted to a Restaurant (Class A3) Minimal changes to the external fabric at the front. Demolition of poor quality timber clad stores at back and construction of a new kitchen and replacement store. New glazed screen to be installed into the existing brick gable wall. Alterations to internal walls as necessary to create a new layout suitable for restaurant use. Modifications of first floor accommodation to form 2 bedrooms en-suite and toilet facilities for the restaurant., APP/13/00686 - Listed Building Consent for alterations to internal walls, new entrance door on front elevation, demolition of poor quality timber clad stores at back and construction of new kitchen and replacement store, new glazed screen to be inserted into the existing rear brick gable wall and modifications of first floor accommodation to form 2No. bedrooms, en-suite and toilet facilities for the restaurant.
, PERM,06/09/2013
APP/14/01008 - Discharge of Condition No. 2 of Planning Permission APP/13/00686., PERM,01/10/2014
APP/14/01009 - Discharge of Condition No's 3 & 4 of Planning Permission APP/13/00454., WD,04/06/2015
APP/14/01165 - Change of use from A1 to mixed use A3 and C1. External alterations including new chimney and flue terminal to rear. Demolition of rear store and replacement with single storey rear extension with first floor terrace with screen wall above., PERM,31/03/2015
APP/14/01201 - Listed Building Consent for internal and external alterations in conjunction with change of use application APP/14/01165. Amended plans including new chimney and flue terminal to rear and screen wall to proposed roof terrace., PERM,31/03/2015
APP/15/00762 - Listed Building Consent to demolish rear store and replace with single storey rear extension with terrace over; external alterations. (Retrospective application addressing revisions to scheme previously approved under Listed Building Consent APP/14/01201)., PERM,16/09/2015
APP/15/01076 - Variation of Condition No. 3 of Planning Permission APP/14/01165 to amend opening hours to Monday, Tuesday, Wednesday, Thursday, Sunday 08:30-23:00 and Friday, Saturday to 08:30 - 00:00., PERM,23/11/2015
APP/15/01249 - Installation of 7No. condenser units following approvals APP/14/01165, APP/14/01201 and APP/15/00762., PERM,26/02/2016

And other current application:
APP/20/01207 - Extension of existing first floor terrace and addition of external stair to rear of building; new slate roof over remaining single storey element., DEL,

3 Proposal

Listed Building Consent for extension of existing first floor terrace and addition of external stair to rear of building; new slate roof over remaining single storey element.

During the course of determining this application a Certificate B needed to be served and amended plans sought to remove an unlawful fence and replace with a low brick wall with safety rails and planters as terrace boundary treatment.

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)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)
CS4	()

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL3	(Town, District and Local Centres)

Havant Borough Pre Submission Local Plan 2036

E5	(Chichester Harbour Area of Outstanding Natural Beauty)
C4*	(Emsworth District Centre)
E1*	(High quality design)
E13	(Historic environment and heritage asset)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1	(Design & Heritage)
ENP_W1	(Employment Premises & Design Quality)
ENP_C2	(Retail, High Street & Food/Drink Uses)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

BackgroundThe application site is located in South Street within Emsworth Town centre and within the conservation area boundary. The site comprises a two-storey building which is in use as a restaurant. It has a traditional shopfront which faces into South Street and a rear access from the South Street car park. The unit has stood vacant for some time but is now under new ownership.

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.

- National Planning Policy Framework
- Local Plan Policies - CS16, CS12 and DM20.

Assessment

The works relate to the extension of the existing, external first floor terrace, the addition of a new external staircase to access the terrace area and a new roof over the existing single storey element.

The existing terrace was implemented following a permission to change the use of the building from a shop to a restaurant in 2015. The proposal is for this to be extended out over part of the existing single storey store at the at the rear of the site. This is to provide additional external seating. The roof over the remaining single storey section will be replaced as the current materials are failing and causing water ingress. This element of the building is a modern addition and does not comprise historic fabric.

The existing terrace is enclosed with black iron railings. The extended area will be enclosed with a low brick boundary wall with planters behind to create more privacy.

A new staircase will be positioned adjacent to the single storey structure to provide an external access to the terrace (currently the only access is internally). The staircase will be constructed from timber materials.

Conclusion

Overall, the proposed works are considered to be minor in scale and the materials used as appropriate to their context. It is considered that the proposal would not be harmful to the significance of both the listed building and the Emsworth Conservation Area.

Historic England

On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions

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: 16

Number of site notices:

Statutory advertisement: 30/04/2021

Number of representations received: 0

Comment	Officer Comment
Third party correspondence led to need for Cert B, but no formal objection received	

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 Listed Building, Conservation Area and AONB

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. Since the site lies within a Conservation Area and affects a Listed Building, Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the determination of this application requiring special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest, as well as the desirability of preserving or enhancing the character or appearance of a conservation area.

7.3 During the course of determining this application the development has been implemented. The terrace has been extended but in doing so the boundary treatment was initially a visually unacceptable timber fence. Through negotiations this has been amended to a low brick wall with planters and safety rails behind; and the change has taken place on site. The re-roofing of the store/ single storey extension has also been completed with slates. The timber external stairs from the rear courtyard have also most recently been installed on site.

7.4 There is also currently an unlawful structure to support signage at the entrance to the rear courtyard and this is to be subject of a future advertisement application.

(ii) Impact upon Listed Building, Conservation Area and AONB

7.5 The impact of the proposals on the character and appearance of the Listed Building has been carefully assessed by the Councils Conservation Officer. The enlargement of the terrace enables more outside customer space in line with Covid requirements and would have no detrimental harm to the historic character of the building. The boundary treatment, as now constructed as a low brick wall from reclaimed bricks, and planting, is now considered visually appropriate to the host building. The proposed timber external staircase from the rear would in part obscure the view of the rear gable of the barn, but would be light-weight structure that could be reversible. It is considered that the proposed alterations are relatively minor and would not harm the historic significance or integrity of the Listed Building.

7.6 In terms of preserving or enhancing the character of the Conservation Area, the provision of greenery at first floor level provides interest and an enhanced setting to the pubic car park at the rear. This visual benefit is considered to enhance both the character of the Conservation Area and the AONB.

7.7 Overall the modest changes as per the amended plans and as implemented on site, are deemed appropriate in context to the host Listed Building, with no substantial or less than substantial harm to the Listed Building, and would preserve the setting of the Conservation Area. The proposal is therefore considered to be acceptable, meeting the

requirements of Policies CS11, CS12, and CS16 of the HBLP (Core strategy) and policy DM20 of the HBLP (Allocations).

8 Conclusion

8.1 The conservation officer is of the opinion that the proposal preserves the character of this Grade II Listed Building and the character and appearance of Emsworth Conservation Area in accordance with Section 66 and 72 and Policies CS11 and DM20. It is therefore considered to be acceptable and is recommended for listed building consent to be granted.

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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/20/01208

(A) subject to the following conditions

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

Design and Access Statement & Heritage Statement, Rev B by Helyer Davies Architects Ltd
Proposed Plans and Elevations Drawing Number 20152_02 Rev B
Reclaimed brick sample on Council's website dated 22 April 2021

Reason: - To ensure provision of a satisfactory development.