

Recommendation: **GRANT PERMISSION**

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

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer Comment:

1 – 4 Central Buildings are located within a prominent position with the Emsworth Conservation Area and were designed in the Art Deco style.

The applicant is proposing to replace the windows in the rear elevation with Aluminium windows. Originally UPVC windows had been proposed but these were deemed unacceptable on a building such as this and amendments were sought to change the windows to Aluminium frames. A key element of buildings of this era were windows which would have utilised steel frames to achieve thin sections. The aluminium windows proposed will allow for a crisper and narrower appearance that respects the design, appearance and character of the building. Whilst the proposed units are double glazed and of a slightly bulkier appearance than the existing windows they will ensure a design that will not appear out of keeping on a building of this architectural design and will not be incongruous in the conservation area.

Chichester Harbour Conservancy Comment:

No comment received.

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: 4

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 Conservation Area and character of the area/AONB
- (iii) Impact upon residential amenity

- (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 site is within the Conservation Area the LPA has a duty to preserve or enhance the Conservation Area.

(ii) Impact upon the Conservation Area and character of the area/AONB

The flats are located within the Emsworth Conservation Area and as such there is a particular importance to protect and maintain the heritage of the building. The windows to the rear of the flats are viewable from the streetscene and it is considered the proposed change in material and the installation of double glazing 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 a material has been proposed that is considered to be in keeping with the setting of the area and does not detract from the history of heritage of the site. The proposal is therefore considered to preserve the character of the Conservation Area and thus accord 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 AONB.

(iii) Impact upon residential amenity

It is considered that the proposed works to replace the existing windows would not contribute to an additional loss of amenity to the neighbouring residential and commercial units. Therefore the development can be considered acceptable.

8 **Conclusion**

The changes proposed to the windows at the rear of 1-4 Central Buildings should ensure that there is minimal impact caused to the residential amenities of the immediate neighbours and an acceptable impact on the character of the Conservation Area. 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 PERMISSION** for application APP/16/00371 subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsary Purchase Act 2004.
- 2 The materials proposed for the rear windows of the development shall be constructed of aluminium and will match, in type, colour and texture, those of the existing building so far as practicable and retained as such thereafter.
Reason: In the interests of the amenities of the area and having due regard to policy 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:

Ordnance Survey: Reference Number O1825926

Revised Elevations Plan: Drawing No 26800968- 2 'A' Received on 20.05.2016
Roof Plan: Drawing No 26800968- 1

Reason: - To ensure provision of a satisfactory development.