
Site Address:	Kepple Lodge, 5 West Street, Emsworth, PO10 7DX		
Proposal:	Listed Building Consent for removal of section of boundary wall and creation of parking bay in rear garden.		
Application No:	APP/16/00511	Expiry Date:	07/07/2016
Applicant:	Mr A Giles		
Agent:		Case Officer:	Tina Pickup
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The application site consists of a detached two storey dwelling located on the north side of West Street, as the western most dwelling close to the turning head of this cul-de-sac. The property is a Grade II Listed Building, described as "...late C18, brick, stucco front, tile roof. Symmetrical roadside elevation of 3 storeys, 3 windows, with quoins, plinth, architraves.....The west gable and wing contains the entrance, approached by steps and a stone paved path.....The gateway through the brick boundary wall is of cast iron with short side rails, open work piers and single gate...." The site is also located within Emsworth Conservation Area. The southern boundary is a high brick wall which fronts West Street and is considered a curtilage listed structure. This wall curves at its western end and there is a 2.3m section that is approximately 0.5m lower and in-filled with iron railings.

Being the western most property the plot tapers and at its western peak is an old detached garage and a significant yew tree (not subject to a TPO but protected by virtue of being within the Conservation Area). The garden lies within this tapered area, to the west of the dwelling, and the land is at a higher level than the West Street i.e. the curtilage listed wall is also partly a retaining wall. Within the garden is a second significant tree, a Mulberry. To the north is Havant Road, separated by a 2m fence and vegetation.

2 Planning History

There is considerable planning history, including many applications for works to the trees. Those most relevant to this application include:

96/50514/002 - Demolition of 12-15m length of West Street boundary wall and re-erection to same height and brickwork pattern using matching bricks and mortar, PERM,11/06/1996

96/50514/003 - , PERM,11/06/1996

07/50514/005 - Raise pitched roof and dormer; pitched roof over flat roof all to rear elevation. Velux window to west elevation. Internal alterations. , PERM,04/02/2008

07/50514/006 - Listed Building Consent to raise pitched roof and dormer, pitched roof over flat roof all to rear elevation. Velux window to west elevation. Internal alterations. , PERM,04/02/2008

08/50514/007 - Listed Building Consent for proposed internal alterations to create WC on the ground floor level. , PERM,25/03/2008

09/50514/011 - Addition of trellis to top of existing boundary wall., REF,15/05/2009

09/50514/012 - Listed Building Consent for addition of trellis to top of existing

boundary wall., REF, 15/05/2009
09/50514/013 - Addition of trellis to top of existing boundary wall., WD, 16/07/2009
09/50514/014 - Listed Building Consent for addition of trellis to top of existing boundary wall., WD, 15/07/2009
APP/13/00964 - Single storey rear extension, PERM, 25/03/2014
APP/13/00965 - Listed Building Consent for single storey rear extension, PERM, 25/03/2014

And the associated Planning application for the current proposed development:

APP/16/00227 - Removal of section of boundary wall and creation of parking bay in rear garden - Permitted 7/6/16

3 Proposal

Listed Building Consent for the removal of a 3.4m section of the curtilage listed boundary wall fronting West Street to create a parking space, towards the western end. Traditional buttresses would be formed either side of the opening with reclaimed bricks. Due to the level difference earth would be graded at a slope of 1:20 for the first 1.5m with a permeable paving surface, then levelled out with a maximum of 1:10 gradient and a cellweb product used with loose stone chippings for the car parking space. A storm drain is now proposed along the line of the highway edge.

4 Policy Considerations

National Planning Policy Framework

Particularly Chapter 12 Conserving and enhancing the historic environment:

para 128: requires a Heritage Statement which describes the significance of the heritage asset and the contribution made by their setting;

para 132: when considering the impact of a proposed development on the significance of a designated asset, great weight should be given to the asset's conservation; the more important the asset, the greater the weight should be. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification;

para 134: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use

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)
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer:

Keppel Lodge is a Grade II listed dwelling that dates from the 18th century. It is also located within the Emsworth Conservation Area. The Wall which is subject of this application is a curtilage listed structure and is a prominent feature in the street scene. Parking is currently limited to a poorly sized garage to the rear of the site. Cars appear to largely be parked on the street which appear to fall short of the needs of the properties.

The creation of an access and parking area would be marked alteration to the wall and the street scene and could be viewed as contrary to the prevailing character. However, I can see the practical need and desire for on-site parking and it does appear that what has been illustrated is probably the best available option. Whilst the scheme would still have some negative impact it does appear that the applicants have tried to minimise this as much as possible with the following aspects in particular:

a) The access involves removal of a section of wall which appears to have the least historic significance. When compared to other possible solutions it has the least impact on parts of the wall that are of greater significance.

b) No alterations are shown to any other section of wall.

To conclude if the application remains in this form I would be happy for the scheme to be permitted. Whilst there would be some harm to this curtilage listed structure it is of a level that I would deem to be acceptable to allow for the provision of parking

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: 9

Number of site notices: At least one site notice exists - 1

Statutory advertisement: 27/05/2016

Number of representations received: 0

Summary:

Comment:

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 and Conservation 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. Since the site lies within a Conservation Area and affects a curtilage Listed structure, 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.

(ii) Impact upon Listed Building and Conservation Area

The impact of the proposals on the character and appearance of both the Listed Building and Conservation Area has been carefully assessed by the Councils Conservation Officer. The Emsworth Conservation Area Character Appraisal document notes the historic context of West Street as being the line of the original Roman Road. Whilst it is acknowledged that the punctuation of the historic wall would have some harm to the integrity of this structure, it is accepted that the specific section of wall is already not full height having a railing section. The part to be lost includes this railing section. The original proposal was for a 4.1m opening which was overly wide for the purpose, so has been reduced to 3.4m to minimise the loss. The amended plans also include the provision of traditional buttresses at either end of the opening to be made from reclaimed bricks. On balance, it is considered that the revised scheme, whilst resulting in less than substantial harm to a designated asset, will nonetheless facilitate the optimum viable use of the property as a whole - it represents the best possible solution which has the least impact on the historical significance of the wall and the Conservation Officer has raised no objection.

It is also noted that the loss of the section of the wall would open up the applicants garden and make it less secure. Therefore there may be a need for a gate. The precise details of any such gate needs to be appropriate from both a highway point of view (see APP/16/00227) and in design terms to the Listed Building and Conservation area. Therefore it is appropriate to condition the details of any future gates.

8 Conclusion

With adequate conditions regarding the details of the end buttresses, the application is recommended for Listed Building Consent.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/16/00511 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 All works to the wall and formation of end buttresses shall be undertaken with reclaimed bricks which faithfully match the original features, including coursing, bonding and mortar detail, unless otherwise agreed with the Local Planning Authority in writing.

Reason: To secure a satisfactory and sympathetic form of development and having due regard to policy CS11.4 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 Within 21 days of the substantial demolition of the section of wall hereby approved for removal, the works to include provision of the end buttresses and all repointing works as necessary shall be completed to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character of this curtilage Listed structure and in the interests of the visual amenity of the Conservation Area, and having due regard to Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 No gates shall be erected until detailed plans at a scale of 1:20 of the precise details of the gates, including height, design, materials, and method of opening are submitted to and approved in writing by the Local Planning Authority. The gates shall thereafter be carried out in accordance with the agreed details.

Reason: To ensure appropriate design and detailing and method of opening for this Listed Building and in the interests of highway safety and having due regard to Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Heritage Statement received 12 May 2016

Site Levels Dwg No. 01 Rev A

Site Location @ 1:1250 received 26 February 2016

Site Location @ 1:500 received 26 February 2016

Reason: - To ensure provision of a satisfactory development.