
Site Address:	14 King Street, Emsworth, PO10 7AZ		
Proposal:	Replace windows to front elevation.		
Application No:	APP/15/00537	Expiry Date:	09/07/2015
Applicant:	Mr T Davies	Team:	Team 2
Agent:	Mr K Lancaster	Case Officer:	Bee Crawford
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 The application site is a Grade II listed two-storey property, located at the end of a row of three properties in Emsworth Conservation Area. It has a pitched tiled slate roof with two flat roofed dormers to the front, cream rendered elevations and an open canopied porch to the front, enclosed by a 1 metre high brick wall and entrance gate. There is an area at the side of the property for on site parking. The site is located in King Street which is in the centre of the conservation area in Emsworth Town Centre.
- 1.2 The adjoining neighbouring two storey property to the west is an older style property, the property to the east is a Grade II listed end of terraced two storey dwelling and a detached two storey Grade II listed dwelling lies opposite the site. The area is of medium density with a mixture of two and three storey detached, semi-detached and terraced properties of individual age, style and design, reflecting the nature of the conservation area.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the replacement of the windows to the front elevation of the property.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Listed Building Grade: II

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

I inspected the windows affected by this proposal which are confined to those in the front (principal) elevation. Further to the original submission, additional evidence has been submitted by the decorator and joiner in support of replacement.

The windows comprise 8 over 8 sashes on ground and first floor and 3 plain three light flush framed units to each of the two dormers. When considering replacement a judgement is needed on a) the historical/architectural significance of the present windows, b) their condition and scope for repair. The more historical/architecturally significant the greater the weight placed on retention and repair.

Architectural/Historic Significance

The attic dormers are C20 inserts. They are of simple design which could be readily copied. They form a structural element of the dormer. There is some evidence of deterioration. The windows overlook the harbour and therefore are directly exposed to the elements. The dormer casing will need to be supported as part of the work which is limited to the replacement of the windows only. Replacement in facsimile will not affect the building's architectural/historic significance and therefore replacement of these windows, as proposed, is acceptable

The sashes (5 no. in total) on the ground and first floor are of architectural/historic interest. In my opinion, none are original. They have been replaced in phases. There is a slight variation in the detailing with a heavier glazing bar profile used on the upper floor windows. No historic glass is present. There is evidence of decay and patching. The windows do not provide an effective seal resulting in water seepage in stormy weather. A more detailed account of the assessment and considerations taken into account is set out in the adopted window guidance. The windows contain internal shutters and moulded head lining all of which are to be retained. The work is limited solely to replacement of the sashes.

I am satisfied on the balance of evidence that replacement is justified. The present glazing bar detail shown is incorrect. Replacement should be based on a facsimile but use of a consistent glazing bar detail using the ground floor window as a template. I have requested a corrected full size glazing bar section and confirmation of its use in all new work. The present glazing bar is based on a quadrant sash ovolo – see guidance.

Subject to receipt of the additional corrected drawing and amplification of its use, I am satisfied listed building consent can be granted.

For avoidance of doubt it should be cross referenced to the revised drawing.

Regarding the above comment, Drg No 13-141-02 rev A was submitted on 3 July 2015.

Chichester Harbour Conservancy

No response 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: 10

Number of site notices: Not applicable.

Statutory advertisement: 29/05/2015

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) Appropriateness of design
- (i) Effect on the character of the listed building and Emsworth Conservation Area

(i) Appropriateness of design

7.2 The proposal is for the replacement of the windows to the front elevation of the property. Following the submission of revised drawing number 13-141-02 rev A and subsequent comments from the Conservation Consultant, the design and appearance of the development is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of sections of policy CS16 of the HBLP (Core Strategy). A condition is proposed following advice using the existing window glazing bar as a template.

(ii) Effect on the character of the listed building and Emsworth Conservation Area

7.3 The Council's Conservation Consultant has provided comments and is of the opinion that the proposed works would have a minimal impact on the historic core of the property and as such, would not have an adverse impact on its character. It would have a neutral impact on the Conservation Area. A heritage statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations). See comments in 7.2 above.

8 Conclusion

8.1 The scale, siting and design of the proposal would not result in any harm to the character of the listed building and appearance of the Emsworth Conservation Area. It is therefore considered to be acceptable and is recommended for listed building consent, subject to conditions.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/15/00537 subject to the following conditions

1 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.

3 Notwithstanding any information forming part of the application, the new sash windows shall be fabricated using the existing ground floor sash window glazing bar as a template for the creation of a faithful exact facsimile.
Reason: For the avoidance of doubt and to ensure a suitably thin glazing bar profile in keeping with the building's architectural and historic interest and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Drg No 13-141-01	Location plan, site plan, existing elevations plan
Drg No 13-141-02 rev A	Existing ground floor plan, elevations and section of windows to be replicated
Drg No 13-141-03	Existing first floor plan, elevations and section of windows to be replicated
Drg No 13-141-04	Existing dormer plan, elevations and section of windows to be replicated
Heritage Statement	
Design and Access Statement	

Reason: - To ensure provision of a satisfactory development.