
Site Address:	19 King Street, Emsworth, PO10 7AX		
Proposal:	Listed Building Consent for replacement cladding.		
Application No:	APP/14/00254	Expiry Date:	02/05/2014
Applicant:	Mr Holliday	Team:	Team 2
Agent:	Mr Farrer	Case Officer:	Rachael McMurray
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 The site consists of a Grade II listed building from the late 18th Century situated on the south of King Street in the Emsworth Conservation Area. It is situated on the corner of King Street and The Fishermans, with the main amenity space being located at the side, to the south east of the dwelling. The boundary for this amenity space consists of a brick wall which runs parallel with King Street and which also extends around the perimeter of the rear plot.
- 1.2 There is a double garage attached to the north west elevation which has two, steel garage doors. On the south east elevation there is a single storey extension with a pitched. lead roof and a timber framed conservatory. The main building is clad with timber weatherboarding painted white and has sash windows with gloss black painted frames and black painted iron down pipes The brick masonry of the garage is also painted white.

2 Planning History

09/59702/020

Listed Building Consent for demolition of existing conservatory and part of extension. Construction of single storey garden room. Approved.

3 Proposal

Listed building consent for replacement cladding on the front / north elevation. The cladding would comprise Accoya wood which is a sustainable hardwood.

The original plans also proposed replacement windows with double glazing and an inappropriate insulation thickness. Following concerns raised by the Conservation Officer, amended plans were submitted on 28/4/14 which removed the windows from the application and proposed an alternative thickness to the insulation material.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer:

No adverse comments in relation to the plans received on 28/4/14 subject to conditions for sample materials and finished details (i.e. colour).

Chichester Harbour Conservancy:
No comments 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: 9

Number of site notices: 1

Statutory advertisement: 11/04/2014

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) Effect on the listed building

7.2 The proposal would include the removal of the existing cladding, and then replacement cladding fitted with new insulation beneath this. The Conservation Officer had been consulted and is satisfied that the proposed materials to be used would not have an adverse impact on the historical integrity or the visual character of the building or its visual impression within the street scene and conservation area.

8 Conclusion

The application is considered to be acceptable and is recommended for listed building consent.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT**

LISTED BUILDING CONSENT for application APP/14/00254 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 development shall not commence until a sample of and details of finished colour of the cladding shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Site and block plan - Drwg No. PO1A
Existing and proposed north elevation - Drwg No. 3082_P02a
Existing and proposed east elevation - Drwg No. 3082_P03a
Detail sheet 1 - Drawg No. 3082_P04a
Detail sheet 2 - Drawg No. 3082_P05a

Reason: - To ensure provision of a satisfactory development.