

APP/16/00766

32B High Street, Emsworth

The property is a grade II listed building situated on the north side of the High Street within the Emsworth Conservation Area. 32B forms part of an early 19th Century two storey property with brick dentil eaves and Victorian sashes.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

The proposal is for internal alterations including the removal of some internal walls, changes to fenestration and demolition of chimney stack to rear of property.

The proposal to remove the chimney stack to the rear was previously granted consent under application APP/13/00323 and I see no reason why this element of the current application should be considered differently now. The stack is considered to be secondary and has no architectural / historical significance internally or externally, being concealed from view in the valley. Condition for tiles to match existing on re-instatement of roof once chimney is removed.

The proposed internal alterations to internal walls are the same as through previously granted consent under APP/13/00423. I see no reason why the principal of that consent should have changed. However there are a number of new elements of alterations internally that form part of this application that were not previously subject of a Listed Building Consent.

Acoustic insulation is proposed to be installed to all walls that form the perimeter of the property (both internal and external boundaries). No details for the acoustic insulation materials or fixings have been given. These would be required to be submitted and approved before any consent can be given. My concern being that it may not allow the property to breathe and cause condensation and damp issues.

The submitted plan shows what I think are lighting positions across all the ceilings (22 in total) no details are given of type of fixings used and I would be concerned if these were down lighters cut into the ceiling. As a general rule in listed building light fitting would be expected to be wall mounted as this has less impact on the fabric of the building and cabling should be surface mounted. However in this case it would be unrealistic not to allow wiring in the new partition walls.

The plans also show extraction fans for the bathroom and kitchen it is not clear how these are to be vented either through the wall or eave, likewise the boiler flue requires more detail as to how and where it is to be located.

The RSJ across between the living room and kitchen areas has previously been consented too under APP/13/00423 and I see reasons why it should not be given consent on this application.

Window detail submitted, the 1:5 cross section is fine however the elevations show very heavy looking frame to each of the sashes. I would like to see a window elevation submitted at 1:20.

The pre application advice given to the applicant identified the need for structural assessment of the ceiling joist in the area where partitioning is to be removed and provision of any additional strengthening works (if needed) as part of the application this should be submitted as part of this application.