
Site Address:	25 South Street, Emsworth, PO10 7EG		
Proposal:	Installation of 7No. condenser units following approvals APP/14/01165, APP/14/01201 and APP/15/00762.		
Application No:	APP/15/01249	Expiry Date:	29/12/2015
Applicant:	Mr Ralls	Team:	Team 2
	Dearbois Ltd.		
Agent:	Mr Critchley	Case Officer:	Rachael McMurray
	Martin Critchley, Architect		
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 SiteDescription

The application relates to a a detached, two-storey listed building with attic space above first floor level. It comprises two principal parts, the main frontage building and a rear attached 'barn', the latter is single storey but has a tall roof, to the south of the barn is a large and a much later (probably C20th) timber shed attached to the rear of the building and opening in to it.

The ground floor of the premises was previously a shop and has recently undergone renovation and conversion to A3 restaurant use, following planning permissions and Listed Building Consent granted in September 2013/14. The main access is via the existing shop-front facing South Street. The site is also accessed from the rear via the South Street public car park.

The site is part of Emsworth town centre and Conservation Area, which is characterised by a mixture of commercial units with residential accommodation at first floor level and other dwellings. Immediately to the south is a pub, separated by a narrow passageway with small enclosed yard to the rear and first floor rear windows to the residential space above. To the north is a terraced house which is notable for being of much later origin (mid C20th) than surrounding buildings; it also has an enclosed yard and outbuilding to the rear.

2 Planning History

APP/13/00454 - Change of use from Off Licence (use class A1) to Restaurant (use class A3) including; new glazed entrance door on front elevation, demolition of poor quality timber clad store at rear and construction of new kitchen and replacement store and new glazed screen to be installed into the existing rear brick gable wall. , PERM,06/09/2013

APP/13/00455 - Conservation Area Consent for conversion from A1 to A3 incorporating changes to main glazed screen; demolition of timber stores; construction of new kitchen and replacement store; new glazed screen to rear gable and new brick boundary wall., NPW,19/07/2013

APP/13/00685 - Extension and renovation of the Grade II listed building. Previously used as an off licence to be converted to a Restaurant (Class A3) Minimal changes to the external fabric at the front. Demolition of poor quality timber clad stores at back and construction of a new kitchen and replacement store. New glazed screen to be

installed into the existing brick gable wall. Alterations to internal walls as necessary to create a new layout suitable for restaurant use. Modifications of first floor accommodation to form 2 bedrooms en-suite and toilet facilities for the restaurant., UNK,

APP/13/00686 - Listed Building Consent for alterations to internal walls, new entrance door on front elevation, demolition of poor quality timber clad stores at back and construction of new kitchen and replacement store, new glazed screen to be inserted into the existing rear brick gable wall and modifications of first floor accommodation to form 2No. bedrooms, en-suite and toilet facilities for the restaurant.

, PERM,06/09/2013

APP/14/01008 - Discharge of Condition No. 2 of Planning Permission APP/13/00686., PERM,01/10/2014

APP/14/01009 - Discharge of Condition No's 3 & 4 of Planning Permission

APP/13/00454., WD,04/06/2015

APP/14/01165 - Change of use from A1 to mixed use A3 and C1. External alterations including new chimney and flue terminal to rear. Demolition of rear store and replacement with single storey rear extension with first floor terrace with screen wall above., PERM,31/03/2015

APP/14/01201 - Listed Building Consent for internal and external alterations in conjunction with change of use application APP/14/01165. Amended plans including new chimney and flue terminal to rear and screen wall to proposed roof terrace., PERM,31/03/2015

APP/15/00762 - Listed Building Consent to demolish rear store and replace with single storey rear extension with terrace over; external alterations. (Retrospective application addressing revisions to scheme previously approved under Listed Building Consent APP/14/01201)., PERM,16/09/2015

APP/15/01076 - Variation of Condition No. 3 of Planning Permission APP/14/01165 to amend opening hours to Monday, Tuesday, Wednesday, Thursday, Sunday 08:30-23:00 and Friday, Saturday to 08:30 - 00:00., PERM,23/11/2015

3 Proposal

Installation of 7No. condenser units following approvals APP/14/01165, APP/14/01201 and APP/15/00762.

The units will be located at ground floor level on the south elevation of the new extension to rear of the building as per the proposed plan submitted on 1/2/15 - DN: 1456-421A.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Grade 2*

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer:

No objections to the amended plans which show the units being located at ground floor level.

Chichester Harbour Conservancy:

No objections.

Environmental Health Manager, Community Group:

Acoustic report is required.

Officer Note - This was submitted on 22/2/16

Further response:

Acoustic report acceptable. No objections.

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: 2

Number of site notices: At least one site notice exists - check the number.

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) Impact on the listed building
- (ii) Impact on the neighbouring properties

(i) Impact on the listed building

The Conservation Officer has been consulted and accepts that at a lower level, the units will not be easy to see from the outside the site which was the issue with the previous submission which placed the units at a higher and therefore more visible level. The units would also be located on the newer extension to the building and not on the historic fabric which therefore limits the impact on the listed building. The CO has advised that some screening should be provided to restrict the view of the units if possible.

In response to this, it is not possible to provide a screen around the units as this would make them less effective and as they are at a low level then it is considered overall, the visual impact on the conservation area would be limited.

(ii) Impact on the neighbouring properties

The units would be located on the south elevation of the new extension adjacent to the Blue Bell public house. The EHO requested an acoustic report to be submitted for the application to ensure that the noise levels would not cause unreasonable disturbance to the neighbouring property. This report was submitted and checked by the EHO who is now satisfied that the need for attenuation has clearly been identified and the mitigations proposed should be sufficient to prevent any noise disturbance.

8 Conclusion

The application based on the amended plan submitted on 1/12/2015 is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/15/01249 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development shall be carried out in strict accordance with the Airtight NoiseCheck Ltd BS4142 Acoustic Testing Report received on 22/2/2016 unless otherwise agreed in writing.
Reason: In the interests of the fabric of the listed building and the amenities neighbouring properties and having due regard to policies CS11 and DM10 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 Plan - DN: 1456 - 201
Elevations - DN: 1456 - 421A
GF Plan - DN: 1456-317A
FF Plan - DN: 1456-318A

Reason: - To ensure provision of a satisfactory development.