
Site Address: 30 High Street, Emsworth, PO10 7AR
Proposal: Listed Building Consent for conversion of ground floor from an unused bank A2 to a dentist practice D1. First and second floor existing flat to be renovated. Refurbishment of external building. Single story extension to rear of ground floor. Remove external steel stair fire escape. Create separate front entrance at ground level for flats on upper levels. Create stair core for fire egress.
Application No: APP/15/00306 Expiry Date: 12/05/2015
Applicant: Mrs Gabriel Team: Team 2
 Emsworth Dental Surgery
Agent: Mr Lancaster Case Officer: Richard Nash
 Helyer Davies Architects
Ward: Emsworth

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The application site comprises a vacant three storey grade II listed building, located within the Emsworth Conservation Area (CA) and Chichester Harbour Area of Outstanding Natural Beauty (AONB). The building faces across St Peter's Square from within a terrace on the east side of the High Street. The ground floor of the building features a commercial frontage and was formerly occupied by Lloyds Bank. The upper floors were previously used as offices, storage and meeting accommodation in connection with the bank. Planning permission to convert and use the upper floors for residential purposes has been granted and implemented.

A metal fire escape located on the east side elevation of the building, to the rear, provides external access to the first floor accommodation. There is a small yard at the rear of the site, enclosed by a wall to the boundary varying between 2 and 3 metres in height to its northern boundary. The wall extends to the rear (eastern) boundary at the lower height. The site lies within Primary Frontage of Emsworth District Centre, as defined in the Local Plan, where there are a range of land uses and building designs.

2 Planning History

APP/11/01323

Listed Building Consent to demolish lean-to-roof above boiler room to rear at first floor level, part of external staircase and internal alterations. Approved.

APP/13/00926

Variation of Condition 2 of Listed Building Consent APP/11/01323 to provide for revised trigger points for submission of further details. Approved.

APP/15/00138

Listed Building Consent for alterations of part of rear ground floor from banking use to form 1 new 1 bedroom flat and repositioning of external staircase. Withdrawn.

APP/15/00192

Partial Discharge of Conditions 2c and 2e of Listed Building Consent APP/11/01323. Withdrawn.

APP/15/00193

Partial Discharge of Conditions 1.1, 1.2 and 1.4 of Listed Building Consent
APP/13/00926. Withdrawn.

APP/15/00194

Variation of Condition 4 of Listed Building Consent APP/11/01323 to vary approved plans. Withdrawn.

APP/15/00305

Planning application for conversion of ground floor of the building from an unused bank (Use Class A2) to a dentist's practice (Use Class D1); renovation of existing first and second floor flat; refurbishment of external building; single storey extension to rear of ground floor; removal of external steel stair fire escape; creation of separate front entrance at ground level for flats on upper floors; creation of stair core for fire egress. Current Application.

3 Proposal

The current application seeks Listed Building Consent for the conversion of the ground floor of the building from an unused bank (Use Class A2) to a dentist's practice (Use Class D1), the renovation of the existing first and second floor flat, refurbishment of an external building, a single storey extension to the rear of the ground floor, the removal of an external steel stair fire escape, the creation of a separate front entrance at ground level for the flats on the upper floors and the creation of a stair core for fire egress.

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)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Listed Building Grade: Grade II

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer: In response to amended drawings: I am satisfied this addresses the principal points set out in my [pre-application] e-mail. The reduction in the size of the rear extension is a further benefit.

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: 13

Number of site notices: Not applicable.

Statutory advertisement: 03/04/2015

Number of representations received: None

7 Planning Considerations

Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application is:

(i) Impact on the Listed Building

Implementation of the proposal would bring the vacant listed building back into suitable use. Three large windows to the ground floor front elevation of the building would be retained and would be clear glazed to serve a lobby and reception area, presenting a more 'open' and welcoming frontage than the more security focussed former bank use. Historical and heritage features would be appropriately retained within the building. A Heritage Statement has been submitted with the application and the Conservation Consultant is satisfied with the proposals.

8 Conclusion

The proposed works would be acceptable in principle and would bring a grade II listed building back into a beneficial community use, without having a detrimental impact on the character and appearance of that building. The application for Listed Building Consent should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/15/00306, 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 hereby permitted shall be carried out in accordance with the following approved plans:

15-027_01_Planning (Proposed Site/Block Plan)
15-027_02_Planning A(Proposed Ground Floor Plan)
15-027_03_Planning A (Proposed First and Second Floor Plans)
15-027_04_Planning A (Proposed Elevations)

Reason: - To ensure provision of a satisfactory development.

- 3 Construction of the development hereby permitted shall not commence until

samples and details of all external facing and roofing materials 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 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.