
Site Address: 23 Tower Street, Emsworth, PO10 7BH
Proposal: Listed Building Consent for removal of earth mound. To replace listed wall with new boundary wall reusing materials and matching new materials where necessary.
Application No: APP/15/00852
Applicant: Helyer Davies Architects Ltd
Agent: Mr T Davies
Ward: Emsworth
Expiry Date: 03/10/2015
Team: Team 2
Case Officer: Rachael McMurray

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The application site comprises a detached two storey cottage fronting onto the harbour. The property, which is statutorily listed, is situated within the Emsworth Conservation Area. There is a flint wall located on the front boundary of the property, with gates providing vehicular access from Tower Street.

2 Planning History

APP/15/00249

Listed Building Consent for demolition of existing side lean to extension; external and internal renovation and refurbishment works. Approved.

APP/15/00248

Demolition of existing side lean to extension and construction of single storey side extension. Conversion of existing detached garage to studio. Replacement railings and gate to front boundary. Approved.

3 Proposal

Listed building consent for Removal of earth mound. Replacement listed wall with new boundary wall reusing original materials and new matching materials where necessary. A method statement has been submitted to explain how this will take place.

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)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Arboriculturalist:
No objections

Chichester Harbour Conservancy:
No Objection subject to the rebuilding of the wall in flint.

Conservation Officer:
No objections subject to conditions relating to the rebuilding of the wall in flint through the submitted method statement.

Development Engineer - Highways:
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: 6

Number of site notices: 1

Statutory advertisement: 04/09/2015

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) Impact on the listed building

The replacement wall would appear very similar in appearance to the existing wall as original and matching materials will be used to rebuild the wall. Overall therefore it is considered that it would not have an adverse impact on the character of the listed building. The Conservation Officer has been consulted and has not raised any objection to the application so long as the wall is rebuilt in flint and has request that a sample panel be submitted for consideration prior to the work starting.

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/15/00852 subject to the following conditions:

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

- 2 A sample panel of flintwork shall be constructed on site to accurately reflect the detailing of the existing front boundary wall and that to the adjoining property 19 Tower Street. In particular, to demonstrate the coursing of the flints, constituency of the mortar and pointing method, all for the approval by the local planning authority in writing before the relevant parts of the work are begun. The approved sample panel(s) shall be retained on site until the work is completed and the work carried out in full accordance with the approval granted. **Reason:**

To ensure the materials and finishes to be used are appropriate in order to preserve the character and appearance of the conservation area and setting for the listed buildings and having due regard to policy CS11 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

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

Design and Access Statement - May 2015

Heritage Statement - Feb 2015

Existing site location, elevations and proposed elevations and section - DN: 14169-05

Method Statement received on 25/9/15

Reason: - To ensure provision of a satisfactory development.