

APP/16/00093 The Town Brewery 2 West Street Emsworth PO10 7DY

The site is located within Area A of the Emsworth Conservation Area, set well in from the Harbour and Mill Pond shorelines and abuts a Grade II Listed Building (1 West Street, erroneously referred to as 1 High street in the Heritage Statement).

The application building (constructed circa 1912) is not Listed, but noted as a positive building in the Conservation Area. Its distinctive upper rendered and half timbered facade, with 3 gabled forms to the clay tile roof is not being altered under these proposals. Apart from the removal of signage and 4 projecting lanterns/projecting hanging sign, the only alteration to the front will be the insertion of 2 No. conservation style rooflight windows.

The (upper part of the) rear of the site has some limited wider visibility through a gap in built form to School Lane. The rear of the site is currently an unspectacular, grassed space, which does not appear to be used by patrons of the pub. A rotary clothes dryer implies it is used by the landlord and their family as an amenity space.

The rear extension will lead to greater plot coverage, but will have no adverse impact on the AONB designation. The existing rear ground floor elements being removed are not of any special visual quality, although the rear brick bay window has some interest and all executed in reasonably good brickwork.

It is concluded that the works at the rear will not have any significant adverse impact on the setting of the abutting Grade II Listed building and will generally tidy up this part of the Conservation Area.

The Conservancy notes the flexible usage sought for the (124.5 sq.m) retained ground floor commercial space and has no observations on this aspect, as it would seem to maintain the legibility and activity of the facade and thereby continue to contribute to the health and vitality of this defined shopping centre within the AONB.

RECOMMENDATION

Having considered these proposals against the policy framework* below, the Conservancy has no objections, subject to the use of matching facing and roofing materials and the use of conservation style rooflights, which are to be maintained and retained in that condition thereafter once installed.

***Policy Framework considered –**

NPPF paragraphs 14, 17, 56-58, 60, 64, 99, 109-113, 115 and Section 12; NPPG: ID8, ID18a, ID21a, ID21b, ID26; Havant Borough Local Plan (Core Strategy) 2011 – CS4, CS9, CS11, CS12, CS14, CS16, CS17, CS20, DM2, DM5, DM9, DM13; ; Havant Borough Local Plan (Allocations) 2014 - AL1, AL3, DM20, DM25; Emsworth Conservation Area Character Appraisal and Management Plan; Chichester Harbour AONB Management Plan 2014-2019: LS1, BD1, BD2, BD3, HE1; CHC Planning Guidelines B1a- B3; Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions; Emsworth Design Statement; Borough Design Guide (2011); Car Parking SPD.

Yours sincerely

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