

Consultee Comments for Planning Application APP/16/00073

Application Summary

Application Number: APP/16/00073

Address: 21 King Street, Emsworth, PO10 7AX

Proposal: Revised Application for proposed loft conversion including revised roof, rear dormer, proposed second floor gable window. Demolition of single-storey side lean-to and rear WC extension and erection of replacement single-storey side and rear extension. Revised fenestration.

Case Officer: Rachael McMurray

Consultee Details

Name: Mr John Heritage Team

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

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On Behalf Of: Conservation Officer

Comments

No 21 is an attractive end of terrace unlisted property, situated within the conservation area. The current proposals follow pre-application discussion. The scheme has been modified and improved but still contains the creation of an attic room (and associated dormer window) which was raised as a point of concern. I feel the modification from a hip to a gable can be accommodated without looking out of place in the street. Slate hanging of the gable end is appropriate as it retains a simple palette of materials, while overcoming the problem of matching brickwork. Changes to the front and side elevation which impact on public views the greatest is limited.

The tidying up of the rear additions is to be generally welcome. The rear dormer is the least satisfactory element. It is however of an improved design, and does not impact on public views. The impact on the areas primary character and appearance is therefore limited. The design of windows shown in the application, particularly those on the flank elevation is an overall improvement. The stated choice of materials is satisfactory.

I feel the scheme overall is satisfactory from a conservation perspective. If minded to grant permission I advise the imposition of conditions covering:

1. Submission and approval of external material samples. Would be expecting the use of natural slate.
2. Fuller information about front rooflight, manufacturers details and section to show how it sits in the roof plane - as per standard condition. This can be dispensed with if application embellished to include prior to determination.

John Townsend

Conservation Consultant