
Site Address:	19 King Street, Emsworth, PO10 7AX		
Proposal:	Listed Building Consent for replacement of 5No. windows to front elevation and 1No. window to side elevation .		
Application No:	APP/14/00666	Expiry Date:	21/08/2014
Applicant:	Mr Holliday	Team:	Team 2
Agent:	Mr Farrer	Case Officer:	Daphney Haywood
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 The site consists of a Grade II listed building from the late 18th Century situated on the south of King Street in the Emsworth Conservation Area. It is situated on the corner of King Street and The Fishermans, with the main amenity space being located at the side, to the south east of the dwelling. The boundary for this amenity space consists of a brick wall which runs parallel with King Street and which also extends around the perimeter of the rear plot.
- 1.2 There is a double garage attached to the north west elevation which has two, steel garage doors. On the south east elevation there is a single storey extension with a pitched lead roof and a timber framed conservatory. The main building is clad with white boarding and has sash windows with gloss black painted frames and black painted iron down pipes The brick masonry of the garage is also painted white.

2 Planning History

APP/14/00254 _
Listed Building Consent for replacement cladding Approved

09/59702/020
Listed Building Consent for demolition of existing conservatory and part of extension.
Construction of single storey garden room. Approved.

3 Proposal

Listed Building Consent for replacement of 5No. windows to front elevation and 1No. window to side elevation. The new windows would be painted timber of a single glazed system from histoglass.

4 Policy Considerations

National Policies

Core Strategies 2011 forming part of the HBLDF

- | | |
|------|---|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Conservat ()
ion Area
Listed ()
Building

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

19 King Street is a Grade II listed property dating from the 18th century. The property is a prominent detached property which is located within the Emsworth Conservation Area. The properties special architectural and historic interest relates to the history of its development, its design/detailing and its setting within the conservation area.

The general principle is that within the historic envelope windows of appropriate design should be retained and repaired where necessary. Where beyond economic repair or of inappropriate design, replacements should be designed to reflect the architectural character of the building. In order to achieve an appropriate visual appearance and achieve an authentic narrow glazing bar design, single glazed windows are normally needed. Thermal efficiency and condensation issues being addressed though the use of secondary glazing.

Outside the historic core, the objective is to achieve windows of compatible design to complement those within the main building, as appropriate. It is acknowledged, that in new build elements, closer adherence to the current higher thermal standards is needed.

This is a listed building. When determining applications for replacement windows there are two key tests.

(1) Significance. First is an assessment of the architectural/historic significance of the present windows. We assess the architectural/historic interest of the window, and on a sliding scale the practicality of repair. The more "significance" the windows hold, the greater the presumption/weight given to retention and repair. Where the window is of merit, no longer repairable and its loss justified, replacement in facsimile would normally be required. Where the window is inappropriate, the focus will be on finding a more fitting design, suiting the building's architectural/historic interest.

It is my judgement that the existing windows are of architectural interest to the building and should normally be repaired where possible. However, good justification has now been received with the application outlining that the windows have deteriorated to a point that they need replacing. Having taken into account all the information available to me I am satisfied that the existing windows could be replaced subject to the appropriateness of any replacements.

2) Appropriateness of Replacement. Should the principle for replacement be agreed (as here), the detail of what is proposed needs to be clearly articulated through the submission of detailed scaled drawings. The proposal in this case is to replace all the

windows on the front elevation of the property and one window to the eastern side elevation with a single glazed system from histoglass. The system has a slightly thicker glazing at 4mm compare to the existing 3mm panes, however, this does give some thermal improvements to the property.

Looking at the detailed plans received it appears the window profiles are to be replaced in a like for like manor which is encouraged. As the windows are also to be fitted with the single glazed histoglass system I am of the view that the windows are of an appropriate design that would not cause harm to the character of the building whilst also preserving its appearance.

Conditions:

In accordance with the details submitted with the application, it should be ensured that the window sashes and beads are painted white and the frames and surrounds painted black. The existing weights and pulleys should also be reused and encompassed in the new windows.

Reason: To ensure the appearance of the windows matches the existing.

Chichester Harbour Conservancy:- No objection

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: 9

Number of site notices: one

Statutory advertisement: 11/07/2014

Number of representations received: 0

Summary:

Comment:

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) Effect on the listed building

7.2 The proposal would involve the replacement of 6 of the existing windows. The Conservation Officer had been consulted and is satisfied that the existing windows have deteriorated to a point where they need replacing and that the proposed replacement windows are of an appropriate design that would not cause harm to the character of the building and would preserve its appearance. As such it is considered that the proposed replacement windows would not have an adverse impact

on the historical integrity or the visual character of the building or its visual impression within the street scene and conservation area..

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/14/00666

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 new window sashes and beads shall be painted white and the frames and surrounds painted black, and maintained in such finishes. The existing weights and pulleys should be reused and encompassed in the new windows.
Reason: To ensure the appearance of the windows matches the existing and having due regard to policies CS11.4, CS16 and DM9 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:

Location and block plan - Drwg No.3082 PO_10
Existing and proposed sections drawing no 3076_P_12 and _13
North and east elevation - Drwg No. 3082P_11
Desing and Access Statement
Heritage Statement
Histoglass Mono System manufacturers details

Reason: - To ensure provision of a satisfactory development.