
Site Address: 25 South Street, Emsworth, PO10 7EG
Proposal: Listed Building Consent to demolish rear store and replace with single storey rear extension with terrace over; external alterations. (Retrospective application addressing revisions to scheme previously approved under Listed Building Consent APP/14/01201).
Application No: APP/15/00762
Applicant: Mr Ralls
Dearbois Ltd.
Agent: Mr Critchley
Martin Critchley, Architect
Ward: Emsworth
Expiry Date: 16/09/2015
Team: Team 2
Case Officer: Rachael McMurray

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The application relates to a a detached, two-storey listed building with attic space above first floor level. It comprises two principal parts, the main frontage building and a rear attached 'barn', the latter is single storey but has a tall roof, to the south of the barn is large and a much later (probably C20th) timber shed attached to the rear of the building and opening in to it.

The ground floor of the premises was previously a shop and is currently undergoing renovation and conversion to A3 restaurant use, following the planning permission and Listed Building Consent granted in March 2015. To the rear is a small enclosed yard. The first floor was previously used as residential accommodation. The main access is via the existing shop-front facing South Street. The site is also accessed from the rear via the South Street public car park.

The site is part of Emsworth town centre and Conservation Area, which is characterised by a mixture of commercial units with residential accommodation at first floor level and other dwellings. Immediately to the south is a pub, separated by a narrow passageway with small enclosed yard to the rear and first floor rear windows to the residential space above. To the north is a terraced house which is notable for being of much later origin (mid C20th) than surrounding buildings; it also has an enclosed yard and outbuilding to the rear.

2 Planning History

APP/13/00454

Change of use from class A1 to class A3 restaurant including; new glazed entrance door on front elevation, demolition of poor quality timber clad store at rear and construction of new kitchen and replacement store and new glazed screen to be installed into the existing rear brick gable wall.

Approved - Sept 2013

APP/13/00686

Listed Building Consent for alterations to internal walls, new entrance door on front elevation, demolition of poor quality timber clad stores at back and construction of new kitchen and replacement store, new glazed screen to be inserted into the existing rear

brick gable wall and modifications of first floor accommodation to form 2No. bedrooms, en-suite and toilet facilities for the restaurant.
Approved - Sept 2013

APP/14/01165

Change of use from A1 to mixed use A3 and C1. External alterations including new chimney and flue terminal to rear. Demolition of rear store and replacement with single storey rear extension with first floor terrace with screen wall above.
Approved - March 2015

APP/14/01201

Listed Building Consent for internal and external alterations in conjunction with change of use application APP/14/01165. Amended plans including new chimney and flue terminal to rear and screen wall to proposed roof terrace.
Approved - March 2015

3 Proposal

Listed Building Consent to demolish rear store and replace with single storey rear extension with terrace over; external; alterations. (This application seeks to address the revisions made to Planning Permission APP/14/1201). As works have commenced on site, these changes are currently unauthorised. The changes are listed below:

Ground Floor

revisions to internal layout (not affected historic fabric)
reopen original oak framed barred window on north elevation of the barn
new staircase following removal of original staircase
enlargement of window on south elevation
Change to doors in rear elevation of barn from two pairs to double doors to a single pair with side panels.

First Floor

changes to internal layout - removal of letting rooms and inclusion of a cocktail bar
new staircase leading up to second floor

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

DM20 (Historic Assets)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer:

25 South Street is a detached Grade II listed building that is located within the Emsworth Conservation Area. The property is listed as 18th century with late 19th century front. However, internally the building appears to be earlier than suggested in the listing as large amounts of timber framing are still evident.

The principle of using the building as a restaurant was previously accepted on the previous applications that were given consent (APP14/01165 & 01201). It has recently been established that unauthorised works have been undertaken that were not permitted by the above applications. Due to the nature of the work undertaken there is now no current valid Listed Building Consent in place relating to these alterations. This application seeks to regularise the unauthorised works and to re-establish listed building consent.

The amendments to the previous application are as following:

- New staircase following removal of existing
- Revised layout to ground, first and second floors
- Revised northern elevation of barn showing window that was discovered during building work

The removal of the existing staircase was unfortunate and unauthorised. However, I consider there is sufficient justification given for its removal. Its appearance and construction was from the Victorian era and would not have been original to the building. Its limited historical significance was also not helped by the fact that the staircase would have been virtually unusable for the more intensive use proposed.

The proposed staircase reflects some of the Georgian origins of the buildings and is therefore appropriately designed. It will also make access more appropriate without causing detriment to the historic significance of the building.

The revised layouts to the scheme are relatively minor and again do not harm the significance of the building. Having visited the site the layout changes have largely improved the appreciation of the building and its timber framing.

The discovery of an original window opening to the barn is of interest and I fully support the intention to restore this feature. This will only enhance the space and historic interest of the barn.

I see no details regarding rainwater goods and therefore these details will need to be submitted by way of condition.

Having reviewed the amended details I am of the view that this proposal would still not harm the historical significance of this listed building whilst putting the building to a use that will hopefully secure its long term future and viability.

- 1) Guttering and downpipe details (if not submitted prior to determination)

National Amenity Society - Ancient Monuments Society:

No response given

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: 25

Number of site notices: Not applicable.

Statutory advertisement: 31/07/2015

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) Principle of development
- (ii) Impact on the listed building and conservation area

(i) Principle of development

The site is in the urban area where development is acceptable in principle. The change of use has already been consented under permission APP/14/01165 and alterations of the listed building have been accepted under permission APP/14/01201.

(ii) Impact on the listed building and the conservation area .

The Council's Conservation Officer (CO) has advised that the removal of the original staircase is acceptable and it was determined that from its appearance and construction, it would not have been part of the original building. Furthermore, it would have been unusable for the more intensive use proposed. The new staircase reflects some of the Georgian origins of the building and is therefore appropriately designed. It would also make access more appropriate without resulting in harm to the building. The other changes to the internal layout are considered to be acceptable and would not result in adverse harm the significance or historical integrity of the building.

The CO has advised that there are no details available relating to rainwater goods and therefore these will need to be submitted by way of a condition.

8 Conclusion

The changes to the approved scheme are considered to be acceptable in terms of their impact on the fabric of the listed building. Therefore the application 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/15/00762 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 Prior to the installation of any external lighting to the roof terrace hereby approved, details shall be submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting of the roof terrace other than as thereby approved.
Reason: To safeguard the amenities of the locality, the Emsworth Conservation Area having due regard to policies CS16, DM8, CS11 and DM20 of the Havant Borough Local Plan - Core Strategy 2011 and Allocations Plan 2014 and the National Planning Policy Framework 2012.

- 3 Unless otherwise approved in writing by the Local Planning Authority the external materials to be used in the development hereby approved shall be as stated in the current application, including the submitted document: 'Heritage Statement & Schedule of Repair' and the agent's letter of 25th September 2014 on Planning Permission APP/15/01201, (which refers to the colour of external rendering).

Notwithstanding this information, details of guttering and downpipes and a sample of bricks and tiles to be used for the construction of the chimney, boundary wall and roof shall be submitted to and approved by the Local Planning Authority prior to the commencement of those particular construction works. 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 appropriate to the listed building and conservation area having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The side wall to the roof terrace shall be fully completed in accordance with the approved plans before the terrace is first used. It shall be permanently maintained in good repair thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties, to minimise the risk of noise or nuisance and in the appearance of the listed building and conservation area having due regard to policies CS11.4, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The works to the sitting room fireplace shall be limited to the removal of the

surface finishes and clearly modern (brick) infill only. At least 14 days notice of the intention to carry out this work shall be provided to the Local Planning Authority to provide an opportunity to view it in progress. Following this phase of work a repair specification related to accompanying drawings, informed by what has been revealed, shall be prepared and submitted to the Local Planning Authority for approval. All work shall be carried out in full accordance with such approval.

Reason: To ensure the extent of and form of the work is appropriate and informed by what is revealed. In accordance with policies DM8, CS11 and DM20 of the Havant Borough Local Plan - Core Strategy 2011 and Allocations Plan 2014 and the National Planning Policy Framework 2012.

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

Location Plan - DN: 201
Block Plan - DN: 202A
Terrace railings - DN: 610
Survey plans and elevations - DN: 1456-101A
Historical Uses plan - DN: 302A
Proposed elevations - DN: 412B
Ground floor plan - DN: 314B
Front and rear elevations - DN: 411A
Proposed first and second floor plan - DN: 315
Servery wall plan - DN: 517
Barn east wall (existing and proposed) - DN: 602C
Section plan of replacement window - DN: 603
Conservation rooflights - DN: 605
New entrance doors - DN: 606
New kitchen door - DN: 607
New southern window - DN: 614
Window in the northern elevation of the barn - DN: 615
Chimney details - DN: 616
Heritage Statement and Schedule of Repair received on 9 July 2015

Reason: - To ensure provision of a satisfactory development.