

Conservation Officer – comments

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. My comments for this application had therefore concentrated on the detail of the application which required further information and a number of amendments.

Have reviewed the amended details that have been submitted it appears my previous concerns have been addressed. Of particular note the previously incongruous flue is now located within a new chimney stack which is more in keeping with this listed building and the surrounding area. The changes to the number of rooflights and arrangement of the rear elevation are also now considered to be appropriate as they would not affect the character or historic fabric of the buildings.

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

In conclusion the amendments and information submitted will ensure that this proposal would 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.

Conditions:

1) 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.

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