

Application Nos. APP/13/01105 and /01106/LBC
Address: 6 Queen Street, Emsworth

Comments

These comments are by way of a holding response pending further information.

The scope of works set out in the Design & Access, Heritage Statement and Drawings are very low key. Clarity needed, but based solely on what is stipulated the need for listed building consent is questionable.

Café and Restaurant Uses can often be satisfactorily located within historic buildings – examples exist in Emsworth. The success is dependant on the nature of the activity and the requirements of other agencies. In this case given residential location, requirements of Env.Health. The proposals are akin to a domestic kitchen which I am pretty certain could be satisfactory accommodated in historic building terms. If more aggressive forms of ducting and sanitisation of the interior is required to meet Health requirements it could pose difficulties. I have postponed inspection of the property until such time as the env. health requirements and their impact on the building are known.

Conservation Area. If in broader planning terms the use is acceptable (or can be made acceptable through limiting hours of operation) so as to be satisfied no unreasonable harm to residential amenities etc; the use itself is satisfactory and should not be detrimental to the character and appearance of the conservation area. The external changes are minimal (shop sign) and appropriate to location.

I note the significant number of representations made. Subject to the clarity sought, the objections appear primarily related to matters of public amenity, which are a general planning consideration rather than heritage specific.

John Townsend
Conservation Consultant
12/12/13