
Site Address:	19B King Street, Emsworth, PO10 7AX		
Proposal:	Listed Building Consent for proposed extension to abut and be tied into boundary wall.		
Application No:	APP/13/01261	Expiry Date:	10/02/2014
Applicant:	Mr & Mrs Vaughan	Team:	Team 2
Agent:	Mr Andrews	Case Officer:	Rachael McMurray
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The site is a detached dwelling located on Kings Street in the Emsworth Conservation Area with views over the harbour. The site is positioned along and accessed from a shared private road off Kings Street. The eastern boundary wall separates the plot from the shared driveway and this comprises a mix of brick, stone and flint. The other boundary's are also marked by brick boundary walls. There is a detached garage situated within the rear plot and a glass conservatory on the rear elevation.

The property was built in 2005 and is located within what was formerly part of the grounds of a larger listed building, The Hut, further along Kings Street. The eastern wall which formed the boundary for The Hut is covered by the listing and as the proposal would attach to this wall. Listed building consent is required.

2 Planning History

APP/13/01261

Listed building consent for proposed extension to abut and be tied into boundary wall.
Pending

APP/11/00027

LBC for a new ground floor window opening. Permitted.

APP/10/00337

Certificate of Lawfulness for installation of solar panels. Granted.

07/72008/000

Conservatory to south elevations. Permitted.

3 Proposal

Listed building consent for a single storey ground floor extension to be located on the east elevation in the existing gap between the dwelling and the eastern boundary wall, at a width of 1m. It would have a height of 2.4m and include a roof lantern to allow extra light internally.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer:

I have not made a site inspection, but given the modest nature of the proposal and past history the issue appears straightforward. The very modest extension is to a modern property c.2005 and is a continuation of the established roof form.

By virtue of the (listed) tall boundary wall the development will be entirely concealed from public view. There will therefore be no impact on the character and appearance of the conservation area.. Listed building consent is required purely due to the connection of the extension to the boundary wall. The principle of a structural link has already been established in the original house design. The modest extension in the same fashion is similarly acceptable. 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: 5

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 10/01/2014

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) Effect on the listed building

7.2 The Conservation Officer has been consulted and has advised that listed building consent is required purely due to the connection of the extension to the boundary wall. The principle of a structural link has already been established in the original house design and the modest extension in a similar design is considered to be acceptable.

8 Conclusion

The application is considered to be acceptable and listed building consent is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/13/01261 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location and site plan - Drwg No. 1713-01
Existing G plan - DN: 1713-02
Existing elevations - DN: 1713-03
Proposed GF plan - DN: 1713-04
Proposed elevations - DN: 1713-05
Part ground floor plan - DN: 1713-06
Extension plan - DN: 1713 -07

Reason: - To ensure provision of a satisfactory development.