
Site Address:	Kepple Lodge, 5 West Street, Emsworth, PO10 7DX		
Proposal:	Listed Building Consent for single storey rear extension		
Application No:	APP/13/00965	Expiry Date:	02/04/2014
Applicant:	Mr Giles	Team:	Team 2
Agent:	Mr T Davies	Case Officer:	Rachael McMurray
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 The application site consists of a detached two storey dwelling. The property is a Grade II Listed Building and is also located within the Emsworth Conservation Area. Within the curtilage located to the north east boundary is a lean to outbuilding, not considered to be part of the Listing. To the north is Havant Road, separated by a 2m fence and vegetation. To the east is a 2m brick wall, a side access provides some separation to the property to the east. To the south is the highway and to the west the area of amenity space associated with the dwelling. A large tree is located to the east and is not subject to a TPO.

2 Planning History

Extensive planning history of most relevance is the Listed Building application associated with this application.

APP/13/00964
Single storey rear extension
Undecided.

3 Proposal

- 3.1 The application seeks to erect a single storey rear extension following the removal of an existing lean to outbuilding.

4 Policy Considerations

National Policies
National Planning Policy Framework

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: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

Keppel Lodge is a Grade II listed dwelling that dates from the 18th century. It is also located within the Emsworth Conservation Area.

The proposed extension appears to be of a design and size that would be appropriate for the character of this historic building. Changes that I requested during pre-application discussions have been undertaken including the removal of the brick below the existing sash window rather than a large section of wall. This allows for a reasonable opening into the space without the loss of too much historic fabric. Also nibs have been added to the side section of wall to be removed which reflects what was previously existing. The proposed new access means the removal of a section of the brick wall which surrounds the property. Whilst this is generally an attractive feature of the property the section of wall proposed to be removed is at odds with the appearance of the rest of the wall. Therefore its removal is not thought to harm the setting of the listed building.

In consideration the proposals would not harm the historic or architectural interest of the building and are therefore acceptable subject to the following conditions:

- 1) Material samples to be submitted
- 2) Window, door & lantern details 1:20 & 1:50 to be submitted

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: 18

Number of site notices: 1

Statutory advertisement: 11/10/2013

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 character and setting of the Listed Building and the Emsworth Conservation Area

(i) Effect on the character and setting of the Listed Building

7.3 The Conservation Officer has not highlighted a cause for concern in relation to the proposal. As part of the consultation process further information was submitted in regards to the change to the existing north facing window that would be required to facilitate the proposal. As a result of this submission the Conservation Officer did not consider there to be a material harm to the character and setting of the Listed Building.

- 7.4 In order to facilitate the single storey extension the outbuilding to the north east is to be demolished. The agent of the application has submitted justification for its loss. In consultation, the Conservation Officer has again not raised a cause for concern and does not consider the loss to lead to an adverse impact the character and setting of the Listed Building.

8 Conclusion

- 8.1 The design and use of materials is unlikely to lead to an adverse impact to the character and setting of the Listed Building. The siting and degree of screening also limits the extent to which the proposal may be seen from neighbouring properties or the streetscene. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT LISTED BUILDING CONSENT** for application APP/13/00965 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was 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 plan, block plan and existing elevations and floor plans drawing number 13080/001 received by the Council 25th September 2013
Proposed elevations, floor plan and section drawing number 13080/002 Rev B received by the Council 28th January 2014
Design and access statement received by the Council 25th September 2013

Reason: - To ensure provision of a satisfactory development.
- 3 Prior to the commencement of work large scale joinery details of the proposed windows, doors and lantern shall be submitted to and approved in writing by the local planning authority. Details to comprise elevations, section and plan (minimum 1:20) together with full size glazing bar (where applicable), the method of opening and finish. All works shall be carried out in full accordance with such approval.
Reason: To protect to building's special architectural/historic interest 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.

- 4 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. 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 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.