
Site Address:	30 South Street, Emsworth, PO10 7EH		
Proposal:	Listed Building Consent to replace second storey window frame and casements.		
Application No:	APP/14/01216	Expiry Date:	14/01/2015
Applicant:	Ms Murphy	Team:	Team 2
Agent:	Mr Wyatt	Case Officer:	Bee Crawford
	Wyatt Design and Build		
Ward:	Emsworth		

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

- 1.1 The application site is a Grade II listed two storey property, currently operating as a restaurant with accommodation above, located in a row of five properties in Emsworth Conservation Area. It has a red tiled pitched roof with a flat roofed tile hung dormer to the front, elevations of cream painted brickwork and direct on street access. The site is situated in the south of the conservation area in Emsworth Town Centre.
- 1.2 The adjoining neighbouring to the south is a Grade II listed end of terrace two storey property of the same age, style and design, the property to the north is a two storey mid terraced house of individual style and design and there is a public car park opposite the site. The area is of medium density with a mixture of two storey detached, semi-detached and terraced residential and commercial properties of individual age, style and design, reflecting the nature of the Conservation Area.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for Listed Building Consent to replace the dormer window frame and casements to the front (west) elevation.

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)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)

Listed Building Grade: Grade 2

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

This is an initial response, based on a desktop assessment only, intended to provide at an early stage a general response to the principle of what is proposed. My response is based on the following:-

1. The work will be limited to the window element only and will not involve a more significant reconstruction of the dormer. I raise this as often the window frame is often a significant structural component of the overall construction in a dormer window.
2. The window does not appear to have strong significance in itself. I have therefore considered it as principally a design issue. The revised proportions proposed are more in keeping with the building rhythm.
3. The general policy is to maintain single glazing within the historic core. I feel because of the simplicity of the glazing and location, slimline glazing (as proposed) is potentially a feasible option here.
4. The level of detail provided gives a general idea of what is proposed but lacks detail. Where, as in this case, the sole content of the application is a replacement window, the proposal needs to be fully detailed – not left as a reserved matter. This is fairly simple to accomplish. In addition to what has been provided, a plan, elevation and section showing the window in relation to the structure in which it is set and the method of opening is generally sufficient. Enhancing the information in this way gives important additional information which can not be derived from what has so far been produced. E.g. Symmetry of open and fixed windows; whether flush framed casement (appropriate) or modern (inappropriate) stormproofed units etc.

Additional details of the proposal were submitted on 12 January and the Conservation Officer provided the following further comments:

The details of the window appear to be appropriate with a slim glazing section proposed. The proportions of the windows are more in keeping with the rhythm of the building and the use of white painted hardwood is appropriate. I don't believe any further conditions are necessary.

Chichester Harbour Conservancy

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: 1

Statutory advertisement: 05/12/2014

Number of representations received: 1

One letter of objection was received from one address, but it relates to APP/14/01165, 25 South Street, Emsworth for change of use from A1 to mixed use A3 and C1. External alterations including new flue to rear. Demolition of rear store and replacement with

single storey rear extension with first floor terrace above.

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) Appropriateness of design
- (i) Effect on the character of the listed building and Emsworth Conservation Area

(i) Appropriateness of design

7.2 The proposal is for the replacement of the existing second storey dormer window frame and casements to the front (west) elevation. The design and appearance is deemed appropriate in context to the main building and is therefore considered to be acceptable.

(ii) Effect on the character of the listed building and Emsworth Conservation Area

7.4 The Council's Conservation Consultant has provided comments and is of the opinion that the proposed works are more in keeping with the rhythm of the building, would have a minimal impact on the historic core of the property and as such would not have an adverse impact on its character. Given the level of development, it is considered the proposal would have a neutral impact on the Conservation Area. A heritage statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations).

8 Conclusion

8.1 The scale, siting and design of the proposal would not result in any harm to the character of the listed building and appearance of the Emsworth Conservation Area. It is therefore considered to be acceptable and 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/14/01216 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 external materials to be used shall match in type, colour and texture those on the existing building.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

