
Site Address: Rear of 57A High Street, Emsworth, PO10 7AN
Proposal: Listed Building Consent for alterations to allow conversion of first floor to 1No. one bedroom flat and use of part of ground floor as integral garage.
Application No: APP/14/00490 Expiry Date: 04/07/2014
Applicant: Mr and Mrs Wright Team: Team 2
Agent: Mr J Groom Case Officer: Rachael McMurray
 John Groom Chartered
 Architect
Ward: Emsworth

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The site is located on the corner of the High Street and King Street in Emsworth Town centre and is within the designated conservation area. It comprises a three-storey building which comprises a retail unit (chemist) and storage unit at ground floor, residential flats on the first and second floors and a empty storage room at the rear of the first floor flat, which is accessed via an existing internal staircase. This storage is area is the subject of this application. The building is a Grade II listed building.

2 Planning History

06/52726/017

Conversion of store to rear at first floor level to one 2no. bedroom flat. Permitted. (LBC also granted)

94/52726/005

Conversion of store to rear at first floor level to one 2no. bedroom flat. Permitted. (LBC also granted)

3 Proposal

Listed building consent for the first floor storage room into a one bedroom flat incorporating access through the ground floor lobby, one new window and use of part of ground floor as an integral garage,

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)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer:

Comments based on desktop assessment only. I have previously visited the property and have knowledge of the general arrangement. The works involve a utilitarian flat roofed rear attachment for which it is safe to assume there is no significant architectural/historic interest. The issue therefore is primarily one of design. For what falls within the confines of the applicant's ownership, the proposals represent a marked visual improvement. I therefore support the overall concept.

If minded to grant permission, a consent would need to condition materials, window and rooflight details. As a guide would be seeking painted full height flush framed timber casements, conservation rooflights i.e designed to sit tight in the roof plane and sub-divided with glazing bar(s) to give more traditional appearance. The application proposes slate/tile. I suggest probably most suited to a good quality plain clay tile. From memory the applicant produced window details for earlier work for adaptation of the current flat, so should be familiar with the requirements.

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: 0

Number of site notices: 1

Statutory advertisement: 16/05/2014

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 not raised an objection to the application and is satisfied that there would not be an adverse impact on the historical integrity of the listed building. Appropriate conditions are proposed.

8 Conclusion

The application is 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/14/00490 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 Conversion of the accommodation hereby permitted shall not commence until full scale details of the new window and replacement roof light windows shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved window and rooflight details shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Conversion of the accommodation 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 policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design, access and heritage statement received on 17/4/14
Site Plan - P1
Block Plan - P2
Existing GF Plan - 14/276/6
Proposed FF Plan - 14/276/7
Plans, elevations and roof plans - 14/276/1

Proposed elevations and sections - 14/276/2

Proposed first floor plan - 14/276/3

Reason: - To ensure provision of a satisfactory development.