
Site Address: 25 South Street, Emsworth, PO10 7EG
Proposal: Listed Building Consent for alterations to internal walls, new entrance door on front elevation, demolition of poor quality timber clad stores at back and construction of new kitchen and replacement store, new glazed screen to be inserted into the existing rear brick gable wall and modifications of first floor accommodation to form 2No. bedrooms, en-suite and toilet facilities for the restaurant.
Application No: APP/13/00686 Expiry Date: 09/09/2013
Applicant: Mr Chamley Team: Team 2
 Grace Holdings Limited
Agent: Mr Olafsson Case Officer: Rachael McMurray
 Martin Ralph Architects
Ward: Emsworth

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The site is located in South Street in the Emsworth Conservation Area. It comprises a detached, two-storey building which is designated as Grade II listed. The ground floor of the building was last used as a retail unit and includes an attractive, glazed shop frontage. The first floor was used as residential accommodation. At the rear of the building there is a large storage barn and other associated outbuildings. As well as the South Street frontage, the site can be accessed from the rear via the South Street public car park.

South Street is located in Emsworth town centre which is characterised by commercial units with residential accommodation at first floor level. Along South Street there are a number of shops, pubs and restaurants as well as the Sailing Club at the end of the street.

2 Planning History

None relevant

3 Proposal

The proposal is for a change of use of the building from a retail unit (A1) to a restaurant (A3). As well as a change of use, the proposal would include; internal alterations, revisions to the entrance door located next to the main shopfront, demolition of poor quality timber clad store at rear and construction of new kitchen and replacement store and new glazed screen to be installed into the existing rear brick gable wall.

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: Grade 2

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer:

When the application was originally submitted, the applicant was not aware that the building was listed. The original proposal therefore included several elements which would have harmed the historic integrity of the listed building. As such, amended plans were submitted on 19/7/13. The Conservation Officer was re-consulted and provided the following response:

The revised plans seek to address the concerns raised with the originally submitted application. However, further clarification / information is required on the following:

1. A plan is required to show the section of the timber framed rear wall as existing, showing the framing.
2. A plan showing a section as proposed showing where the opening will be placed. This needs to be agreed at this stage to ensure the framing is adequately protected.
3. The flue will benefit from further screening to mitigate against its impact. I would suggest that a parapet wall is built around the flat area of roofing to the rear. This will by no means fully screen the flue but will offer enough to distract the eye from views to the rear.
4. The timber beam in the glazed rear wall needs to be just timber so it reflects the origins of the building. It currently appears to be mostly encased in steel which to my mind may not be wholly necessary as the steel rods should offer enough structurally. If it is confirmed that the appearance of the timber beam will be reflected outside, then this would be acceptable.

If these parts are resolved there is a lot to be commended with this scheme as it will hopefully re-vitalise this currently unused historic building.

A further revised plan was submitted on 31/7/13. The Conservation Officer had the following further comments:

Having looked at the information I can confirm that I am now satisfied with all the details submitted and would recommend that approval is given.

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: 11

Number of site notices: 1

Statutory advertisement: 02/08/2013

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) Impact on the listed building

- 7.2 Externally at the front of the building, the shop front would be retained although the main entrance door would be fixed shut. The main entrance into the restaurant would be through what is currently the side door. The awning would be retained and all existing walls would be repainted.
- 7.3 Externally at the rear of the building, more changes are proposed. The existing barn at the rear which is currently used a store would be converted into the main restaurant space, the lean to store would be replaced with a new store constructed in brick work with dark stained timber boards. The yard at the rear of the store would be converted into an outside seating area. The rear elevation to the barn would include a full height glazed screen with the existing timber framework of the barn exposed. It would include a new roof with slate tiles.
- 7.4 Internally some alterations are proposed which include opening up spaces in some internal walls.
- 7.5 The Council's Conservation Officer has been consulted throughout the application process and through negotiation with the applicant, a revised plan has now been submitted which meet all of the previous concerns raised. Overall therefore, the Conservation Officer is satisfied that the proposals would not have an adverse impact on the historical character or integrity of the building.

8 Conclusion

The application is considered to be acceptable and is therefore 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/13/00686 /subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of the approval of the last of the reserved matters to be approved.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Development of the building hereby permitted shall not commence until samples and/or details of any 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing block and location plans - DN: 12A_050 001- Rev D

Existing floor plans - DN: 12A_050 003 - Rev C

Existing elevations - DN: 12A_050 004 - Rev D

Proposed floor plans - DN: 12A_050 005 - Rev E

Proposed elevations - DN: 12A_050 006 - Rev D - Sheet 1 of 2

Proposed elevations - DN: 12A_050 007 - Rev - Sheet 2 of 2

Key Issues -DN: 12A_050 010 - Rev A

Key Issues -DN: 12A_050 011 - Rev A

Key Issues -DN: 12A_050 012 - Rev A

Design & Access statement (received 15/7/13)

Structural Statement - letter dated 12/7/13

Reason: - To ensure provision of a satisfactory development.