

APP/14/00254

19 KING STREET EMSWORTH PO10 7AX

LISTED BUILDING CONSENT FOR REPLACEMENT CLADDING AND REPLACEMENT WINDOWS TO FRONT AND SIDE (EAST) ELEVATION

PLANNING POLICY FRAMEWORK*

NPPF - 11, 14, 17, 56-58, 64, 115, 126, 128-129, 131-132; **NPPG** – ID 18a-008-009, 017-018, ID 26-007/015/020/027-028/038; **HBLP** – CS11-CS12, CS14, CS16, DM9, DM20; **SHBSA** – AL1; **CHMP & PG** - L1, HE1, BD1 & Policies B2 & B3; **SPG/D**.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

The site lies within the Old Town and Harbour character area of the Conservation Area.

These are modest proposals to repair this attractive Grade II Listed Building in the Conservation Area. The street is named after the person who built this house (known locally as 'The Hut') and the CACA describes it as having – “... a *charming façade with a fan-lit doorway under a pediment*”.

Whilst not visible from the Harbour, the building occupies a prominent position in the street at the corner with The Fishermen and makes a positive contribution toward the cultural heritage of the AONB.

The applicant appears to have sourced appropriate materials (notwithstanding paragraph 5.5 of the CACA) , which would ensure the longevity of the building itself (Design consideration 2/10/12/22 of Section 3 of the Emsworth VDS) and fenestration appearance would be maintained.

Subject to samples of materials being agreed before use, no objections are raised.

DATE CONSIDERED

10/4/14

CONSIDERED BY

Chichester Harbour Conservancy Officers under delegated powers.

RECOMMENDATION



The Local Planning Authority is advised that the Conservancy raises no objection to this application, subject to the Council agreeing samples of the materials before their use.

*Abbreviations used:-

NPPF – National Planning Policy Framework (2012)

NPPG – National Planning Practice Guidelines (2012)

HBLP– 'Saved' policies from Chichester District Local Plan (1999).

SHBSA - Submission version of Havant Borough site Allocations DPD (2014)

CHMP & PG – Chichester Harbour Management Plan (2014-2019) & Planning Guidelines (as amended 2011-2013)

SPG/D – Supplementary Planning Guidance/Documents:-

- Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions (2010).
- Emsworth Village Design Statement (2008)
- Emsworth Conservation Area Character Appraisal/Management Plan (2010)