
Site Address: 30 High Street, Emsworth, PO10 7AR
Proposal: Listed Building Consent for relocation of ATM and infill of vacant opening; redecoration of front elevation; reconfiguration of ground floor accommodation.
Application No: APP/13/01210
Applicant: Lloyds Banking Group
Agent: Mr G Morgan
Ward: Emsworth

Expiry Date: 27/01/2014
Team: Team 2
Case Officer: Rachael McMurray

Recommendation: **GRANT LISTED BUILDING CONSENT**

1 Site Description

The site comprises a 3-storey building located in the centre of the Emsworth conservation area, in the High Street. The building dates back to the 19C and is designated as Grade II listed. The ground floor features a large shop frontage and is occupied by Lloyd's bank. The upper two floors are used as office / storage / meeting accommodation in relation to the bank. There is metal railing fire escape located on the east / side elevation of the building at the rear, which provides external access to the first floor accommodation. There is a back yard at the rear of the site. This is enclosed by partly a 3m high wall along part of the boundary with No. 28, which reduces down in height to a brick wall of some 2m in height, which then extends around the remainder of the yard.

2 Planning History

APP/13/00199

Display of replacement lettering above front entrance (LLOYDS BANK - non illuminated); 1No. illuminated hanging sign; 1No. illuminated ATM header sign; and non-illuminated branch name plate, vinyl detail and letter box sign. Permitted.

3 Proposal

Listed Building Consent for relocation of ATM and infill of vacant opening; redecoration of front elevation; reconfiguration of ground floor accommodation.

The new opening for the ATM would sit in between two existing pilasters at a width of 673mm and a height of 851mm. The existing opening would be infilled to match the existing wall. Some internal alterations would occur to facilitate the new ATM and staircase to access the upper floors.

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:

1. The ground floor appears to have been previously extensively overworked with the current array of modern partitioning. Its reconfiguration in the manner shown appears straightforward and uncontroversial.
2. Planning and listed building consent has previously been granted (APP/11/01282 & 01323/LBC) for the conversion of the upper floors to residential. This is supported as putting the building to optimum use and adding vitality to the town centre.
3. OBJECT to the relocation of the ATM. Windows are an important element of the listed building's architectural character and interest. The imposition of the ATM into the ground floor window will be detrimental to the above. The current ATM occupies a more discreet location between pilasters with less impact on the building's character. Although entailing some compromise to the internal layout there does not appear to be an overriding reason why the ATM can not be retained in its current location. Balancing the visual implications of the proposal against the minor rejigging of the internal layout to accommodate the unit in its current location, the application lacks credible justification in heritage terms, as required by the NPPF.

I do not consider this to be the case here, but in the past Lloyds has developed secure lobbies by which the ATM is located within the branch. The impact on the interior would need to be separately assessed, but would be a potential fallback situation were there to be insurmountable technical difficulties in retaining the ATM in its current location.

4. Welcome the timely redecoration of the building. Concur with representation received that this should be extended to include the return elevation where there is clear deterioration. Redecoration in same colours and materials is treated as repair/maintenance for which listed building consent is not required.

Officer Note - the agent submitted amended plans on 2/1/14 to reflect the concerns over the position of the ATM.

Further comments from the Conservation Officer:

The current ATM fits more comfortably in its current position as the gap between the pilasters is greater (760mm) compared to the new position (675mm). The actual size of the ATM unit is 720mm (wide) by 850mm (high). The additional outer frame is the problem. I would have thought this was adaptable (indeed superfluous). The ATM at Barclays has no outer frame surround and has an overall dimension of 740mm wide.

It seems to me if the ATM is adapted to lose the outer frame it would sit snugly between the pilasters in the revised position with only a 20mm overlap which is

acceptable. With the outer frame it covers approx half the pilaster. Revising as described and modifying the overhead Lloyds sign so that it sits between the pilasters would meet with my support. Sorry to be persistent but can we not press for this outcome. It may mean modifying the ATM installation, but compared to the overall cost of works of the scheme it does not seem unreasonable.

Officer Note - Amended plans to this effect were submitted on 27/1/14 which reflect all the changes advised by the Conservation Officer.

Natural England:
No comments received.

Chichester Harbour Conservancy:
No comments received.

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: 8

Number of site notices: One

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of support has been received from No. 32 High Street. However, they raise that redecoration of the eastern elevation is also required as well as the frontage. This is not proposed as part of the application and it would be up to the owner of the neighbouring property to contact the owner of No. 30 to enquire their intentions in this respect.

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 The Conservation Officer has been consulted on the application. The original application proposed the ATM to be located in one of the window openings on the building frontage. However, this raised concerns over the loss of historic fabric and the adverse impact on the historical character of the building. Therefore the plans were amended so that the ATM would be positioned in between two pilasters. The Conservation Officer advised that so long as the outer frame of the ATM machine was removed so that the total width was 720mm, then the application should be acceptable. Further amended plans have been submitted (received on 27/1/14) to this effect and which also remove the overhead Lloyds signage. Therefore the Conservation Officer's concerns have been addressed and the proposal is not

considered to have a harmful impact.

8 **Conclusion**

On the basis of the amended elevations plan as submitted on 27/1/14 and the amended floor plan received on 15/1/14, 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/13/01210 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed elevations - Drwg No. - 50323900-LBG Emsworth DOC-006 Rev B
Proposed floor plans - Drwg No. - 50323900-LBG Emsworth DOC-005 Rev A
Location Plan - Drwg No. - 50323900-DOC-001
Existing elevations - Drwg No. - 50323900-DOC-004
Existing floor plan - Drwg No. - 50323900-DOC-002
Planning Statement - 50323900-DOC-009
Heritage Statement - 50323900-DOC-007
Design and Access Statement - 50323900-DOC-008

Reason: - To ensure provision of a satisfactory development.